

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 9, Kings Meadow, Crudwell

Price Guide £795,000

An extended family home (1716 sq ft) plus excellent garaging (505 sq ft) and a south facing garden.

4 bedrooms, en suite shower, family bathroom. Porch, hall, cloakroom, study, large sitting/dining room, kitchen/breakfast room, utility room.

Triple garage, driveway parking.

NO ONWARD CHAIN



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# 9 Kings Meadow, Crudwell

## The Property

Built in 1985 by highly regarded Marlborough Homes, this detached family home has been in the same ownership since 2001. It has been reconfigured and extended at the rear to provide an exceptional open plan living/dining room with bi-fold doors onto the south-facing garden. The garage has also been enlarged and solar panels on the rear roof of the house mean there are very low running costs.

## The Accommodation

The front door leads into a hall with staircase off and storage under. On the left is a study, with a cloakroom next door. The large and dual aspect sitting/dining room has a stone fireplace with an inset log burner and bi-fold doors into the garden. Adjacent is the refitted kitchen/breakfast room with built-in appliances. There is a door to the adjoining utility room which has an external door to the garden and an internal door to the garage. On the first floor are four bedrooms (3 doubles and one single), an en suite shower and a family bathroom. All the bedrooms have built-in wardrobes. There is scope to convert the large loft space if required, and one of the adjacent homes has already done so.

## Outside

At the front of the house there is driveway parking for several cars and two areas of lawn with trees. The south facing rear garden is private and has a lawn, shrubs and mature trees. There is a paved terrace with adjacent fish pond and water feature.

## Garaging

29'3" by 17'1" (8.92m by 5.23m)

The garaging is open-plan with alarmed, electric roller shutter doors operated by remote control. Power and light. Internal door to the utility room.

## General

Mains water, electricity and drainage are connected. Electric floor and ceiling heating with upstairs storage heater. Council Tax band F - £3,166.50 payable for 2024/25. EPC rating band E - 42.

## Location

Crudwell is a popular village on the Wiltshire and Gloucestershire border, on the edge of the Cotswolds. It is situated some 3 miles north-east of Malmesbury and 7 miles south-west of Cirencester, both of which cater for everyday shopping requirements, and both have a Waitrose supermarket. The village has a good primary school and an active village hall with play area. There are two pubs including the award winning Potting Shed, and two Hotels. There is a bus service for the highly rated Malmesbury Secondary School, together with a number of private schools within a 15 mile radius. There are excellent transport links with Kemble station providing a direct line to London, and the M4 and M5 motorways are both readily accessible.

## Directions to SN16 9HT

From Malmesbury head north on the A429 towards Cirencester. After 3 miles on reaching Crudwell, the entrance to Kings Meadow is on your left, shortly after The Wheatsheaf Inn.

