



📍 1 Pleasant View, Crudwell, Wiltshire, SN16 9EY

🏠 Guide Price £650,000

A beautifully presented four bedroom semi detached period cottage, thoughtfully extended and sympathetically restored.

- Extended Period Cottage
- Beautifully Presented
- Impressive Open Plan Sitting Room
- Four Bedrooms + En Suite
- Charming Farmhouse Kitchen
- Utility/Boot Room + Cloakroom
- Far Reaching Rural Views
- Desirable Village With Pub
- Two Off Road Parking Spaces
- Delightful Cottage Gardens

🏡 Freehold

🏠 EPC Rating D



An attractive semi detached period cottage located in a tranquil setting on the rural edge of this charming village with a thriving local community. The cottage has undergone a comprehensive scheme of restoration and refurbishment in recent years and although not listed, retains character and detail typical of the period including open fireplaces, exposed brick work and oak floors. With origins dating back to the late 1800s the cottage has been significantly extended from the original footprint to both the rear and side. On the ground floor the accommodation flows beautifully around a family room with a door opening into a magnificent open plan sitting/dining room with wood burning stove. The kitchen has been recently re-fitted with a range of integrated appliances incorporating a breakfast bar and range cooker. There is a separate utility room and cloakroom. The first floor boasts four bedrooms, an en suite shower room and family bathroom. Externally the established, landscaped gardens are a particular feature of the cottage, extending to rear and enjoying a high degree of privacy. A large flagstone patio opens to delightful lawned garden stocked with an abundance of plants, shrubs, and fruit trees. There is a useful garden shed, log store, external tap, additional storage room off the driveway with off street parking for two cars.

SITUATION

Crudwell is a thriving village with a strong community spirit, situated just three miles north from the historic town of Malmesbury and seven miles from the Cotswold market town of Cirencester. Local amenities include two public houses, one being the award winning Potting Shed, The Rectory, a boutique country house hotel, and a highly regarded primary school. There is a parish church and a Post Office within the Wheatsheaf pub. Access to junction seventeen of the M4 provides road and travel links to London, Bath and Bristol. Regular bus services are available to and from Malmesbury. An intercity railway link to London Paddington is available from Kemble which is only four miles away.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

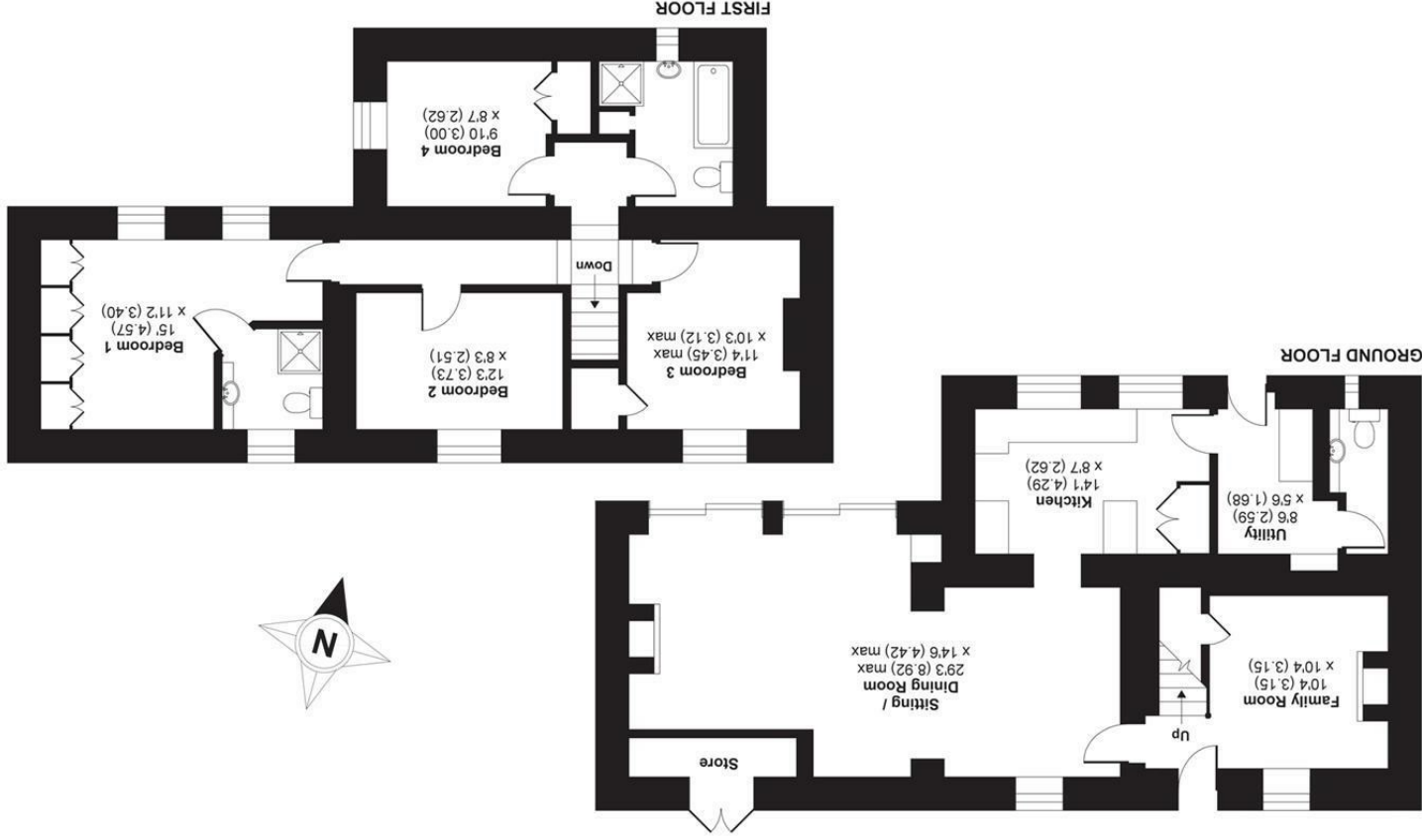
Council Tax Band: D

Mains water, electricity and oil heating



Pleasant View, Crudwell, Malmesbury, SN16

APPROX. GROSS INTERNAL FLOOR AREA 1537 SQ FT 142.7 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2019 Produced for Strakers REF : 473336