



📍 26 The Dawneys, Crudwell, Wiltshire, SN16 9HE

🏠 Guide Price £450,000

Located in a delightful cul de sac setting in this desirable village, a beautifully presented three bedroom detached family home with an attractive, established rear garden.

- Detached Family Home
- Thoughtfully Extended
- Immaculate Throughout
- Open Plan Living Space + Open Fireplace
- Recently Refitted Kitchen & Bathroom
- Three Bedrooms + Conservatory
- Cul De Sac Setting
- Delightful Enclosed Patio & Garden
- Garage, Driveway & Parking
- Desirable Village

🏡 Freehold

🏠 EPC Rating F



A beautifully presented three bedroom detached family home located in a popular cul de sac in this desirable village with a thriving local community. The property has been modernised and redesigned by the current owners in recent years to include a number of cosmetic improvements to include a newly fitted kitchen and re-fitted bathroom suite.

The open plan interior flows around an impressive open plan sitting/dining room with feature open fireplace, a family room and double glazed conservatory. An opening from the dining room leads into a classic Shaker style kitchen with a range of integrated appliances, a rear lobby and useful utility/cloakroom which houses the oil fired boiler. The first floor boasts two double bedrooms, both rooms with built in wardrobes, a further bedroom and a beautifully appointed family bathroom. Externally the property stands amid delightful, established gardens which are a particular feature, enjoying a high degree of privacy and stocked with an abundance of plants, shrubs and trees. A door from the rear lobby and french doors from the conservatory open onto a large flagstone patio with a gate opening into the lawned garden. A gravel driveway to the front approaches an attached garage with ample parking for several cars. Planning permission was granted in November 2024 for a two storey extension planning ref: PL/2024/08349.

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 highly regarded Potting Shed, The Rectory, a country house hotel, a well regarded primary school and catchment for the award winning Malmesbury Secondary 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, only four miles away, arriving in just over an hour, .

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Mains water, electricity, oil fired central heating.



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