

hunter  
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2 Tetbury Lane, Crudwell, Malmesbury, Wiltshire, SN16 9HB

A beautiful and sympathetically presented, three-bedroom stone cottage in Crudwell enjoying character features, a private rear garden and off-street parking. Offered to the market with no onward chain.

Tetbury Lane is situated on the western side of the sought after Wiltshire village of Crudwell, just under 10 minutes from both market towns of Malmesbury and Tetbury. This particular cottage has been beautifully updated and extended in recent years and has been lovingly maintained by the current owner since 2017. Its position is a very favourable one, with views across open countryside to both the front and rear.

The property is entered via a welcoming porch where there is a bespoke fitted hallstand providing coat hooks, a bench seat and shoe/boot storage underneath. There is a skylight within the vaulted ceiling that fills the space with light. Flowing on from the porch are the stairs to one side, and an opening into the sitting room to the other. The sitting room is a tranquil space which benefits from two windows along the front aspect and a fabulous focal fireplace with exposed stone and an exposed mantle, which houses a wood burner creating a cosy atmosphere for the winter months. There are built-in storage units either side of the fireplace, as well as a understairs cupboard to the opposite side of the room. Beyond the sitting room is a sociable open-plan space that combines the kitchen and dining area, complete with French doors opening onto the rear garden and patio terrace. The kitchen has a tasteful, light coloured range of wall and base units that are finished with solid oak worktops. The kitchen provides space for an electric range oven as well as an integrated fridge freezer and dishwasher, plus there is also a central island unit that combines a breakfast bar. The dining area is filled with natural light due to the impressive lantern skylight window and would happily fit a sizeable dining table as well as space either side for sideboard and even a sofa or chairs if desired. Adjacent to the kitchen is a handy utility room with a further sink unit and space and plumbing for a washing machine and tumble dryer, plus a useful downstairs W.C.

Rising to the first floor arrives at the landing, which provides access to the three bedrooms and the bathroom. Two of the bedrooms are of double proportions; one of which has a bespoke range of fitted wardrobes. Bedroom three is a single room, but also boasts a collection of fitted storage as it is currently used as a dressing room but would also be suitable as a nursery or study. All three bedrooms have a rural outlook across the countryside to either the front or rear of the cottage. The contemporary, yet traditionally styled bathroom comprises a white suite including a shower over bath, a vanity unit with an inset wash basin and a W.C.



Externally, the rear garden is fully enclosed and has been cleverly landscaped. There is a walled patio terrace leading directly out from the cottage, perfect for outdoor summer dining, and steps lead from here up to a lawn area with mature borders that are well stocked with cottage garden shrubs and plants. To the front of the property is gravelled driveway providing off-street parking for two vehicles. There is also a walled section that neatly screens the oil central heating tank.

The property is believed to be connected to mains electricity, water and sewerage and has oil fired central heating. Council tax band D (Wiltshire Council). The property is freehold.

EPC – C (69).

Crudwell is a popular Cotswold Village, situated between Cirencester and Malmesbury. The village offers a popular primary school and an active village hall hosting a number of social clubs and activities. The Potting Shed pub is a favourite and renowned in Wiltshire and Gloucestershire for its great British menu. The neighbouring towns of Tetbury, Malmesbury and Cirencester all have primary and secondary schools. There are excellent transport links with Kemble station providing a direct line to London. The M4 and M5 motorway are both easily accessible.

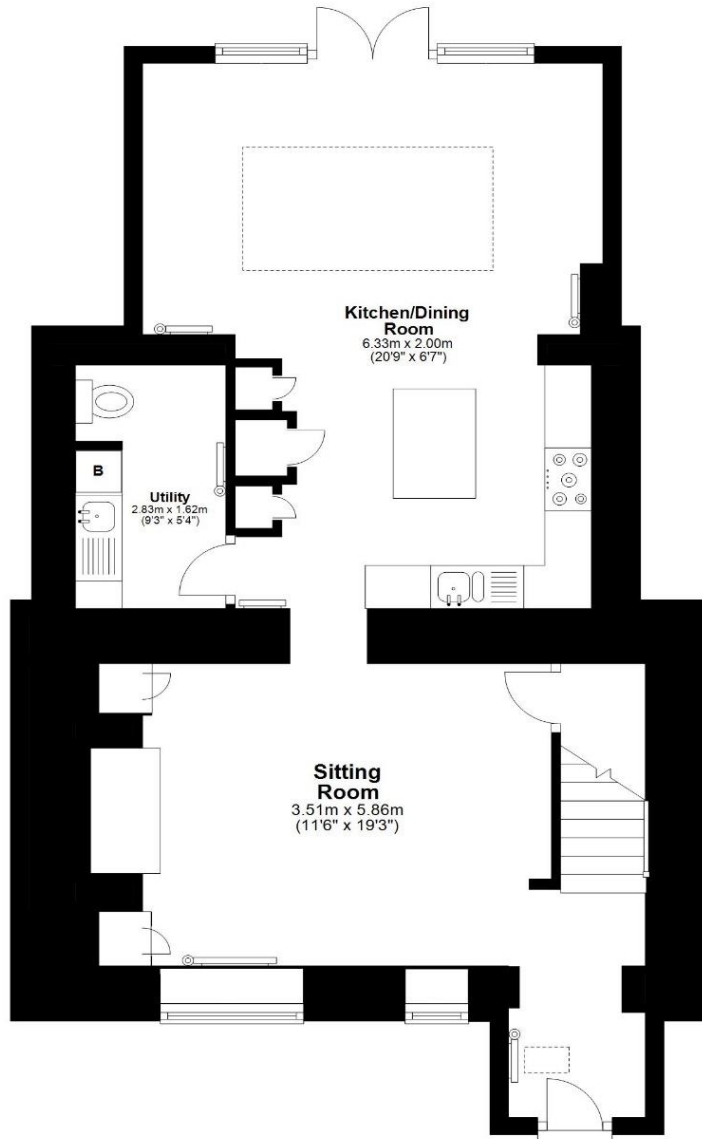


Guide Price £525,000



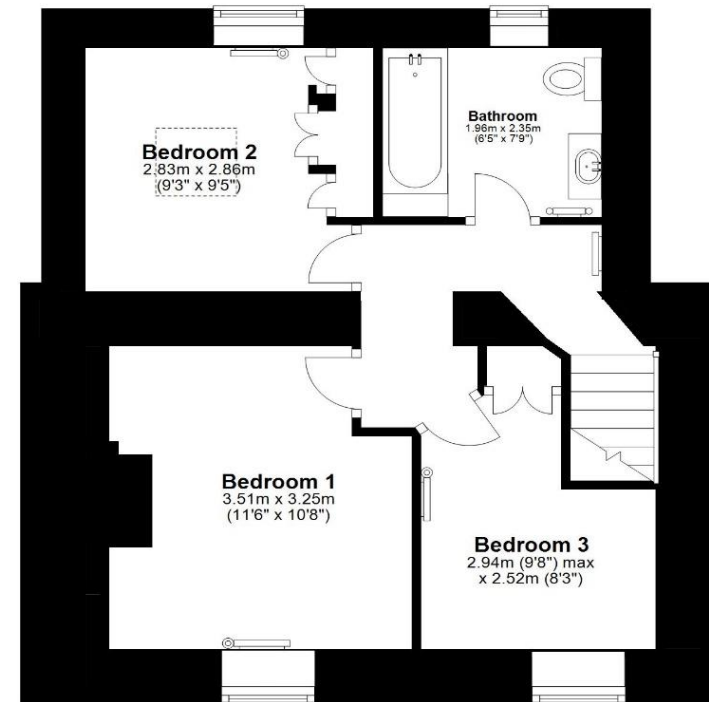
## Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

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