



Willow Brooke House, Rommel Lane, Crudwell, Wiltshire, SN16 9EY

Individual detached house
 Superb family home
 Gardens and paddock of 1.18 acre
 Sought-after village
 4 bedrooms
 Excellent kitchen/family room configuration
 Living room and study
 Ample private parking and garaging



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £895,000

Approximately 2,033 sq.ft excluding garages

‘This excellent detached family house is accompanied by generous south-facing gardens and paddock of 1.18 acres’



The Property

Willow Brooke House is an individually designed and built detached family house situated off Rommel Lane in the popular village of Crudwell with an exceptional garden and small paddock extending in all to around 1.18 acre. Built of reconstructed stone, the property has been remodelled in recent years and offers superb accommodation of over 2,000 sq.ft ideally configured for family life.

The ground floor opens to a spacious entrance hall with a galleried landing above and downstairs WC off. There is a large living room with a stylish wood-burning stove, and double doors leading to an adjoining study. Positioned to the side to take full advantage of the outlook over the garden and towards the paddock, there is a fashionable kitchen/dining room extending into a remodelled family room with bi-folding door. The kitchen is beautifully fitted with a range of bespoke handmade units around a central island and features an integrated dishwasher and microwave. There is a separate utility room which has rear access. The property

boasts four beautifully decorated bedrooms, including a principal suite with built-in wardrobes dressing area and en-suite. Three are generously sized doubles, while the fourth is ideal for a nursery or an additional home office space. The family bathroom has a shower over the bath.

There is plenty of potential to enlarge the house further and in 2021 planning permission was obtained (now lapsed) for a large attic conversion. Additional plans have been drawn for a two-storey extension.

The property enjoys a generous wrap-around garden, with the main garden area benefiting from a sunny southerly aspect and views over the adjoining paddock and fields beyond. The 0.65-acre paddock is fully fenced and is currently used as a charming wildflower meadow with walking paths, offering both natural beauty and potential for a variety of uses. Ample private parking is available via both front and rear driveways, with the gated rear driveway leading to two garages—one of which has been partially converted into a gym. Both garages have power

and feature eaves storage above.

Situation

Crudwell is situated between Cirencester and Malmesbury and has a strong community spirit, a sought-after primary school, a charming Grade I listed medieval church, an active village hall with a Pre-school, Play Group, Scouts, Girl Guides and tennis club. There is also a new farm shop. The village has a Post Office counter and has an enviable reputation amongst food lovers with The Potting Shed as well as the Rectory Hotel. There is excellent shopping available locally in Cirencester and Malmesbury. Both have good Secondary Schools and Cirencester has a higher educational college and nearby the famous Royal Agricultural College (now University). Many residents commute to either London or Bristol with only a short drive to Junction 17 of the M4 whilst Kemble Station is about 4 miles distant which has a frequent service to both London Paddington and Cheltenham.

Additional Information

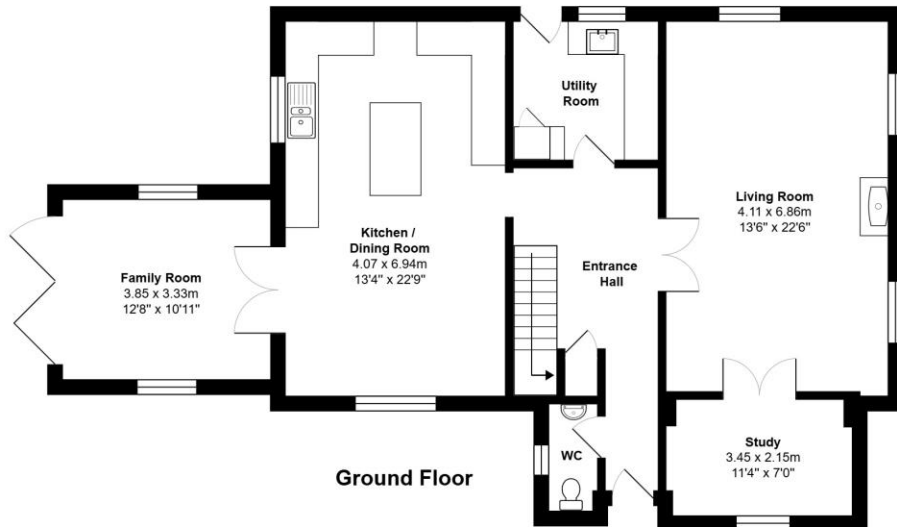
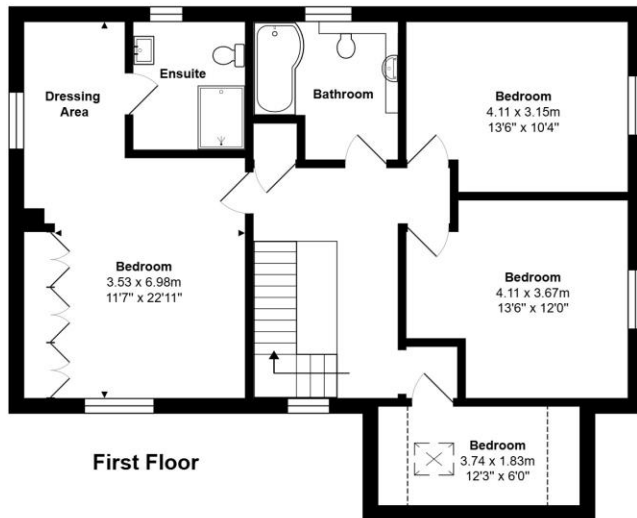
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The garages are located within a conservation area. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

Directions

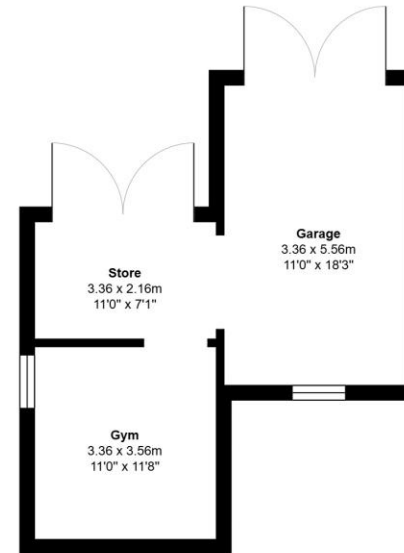
From Malmesbury, follow the A429 north towards Cirencester. Enter Crudwell and take the first left hand turn. The front drive is located shortly after on the left and the rear drive is found at the back bearing to the left.

Postcode SN16 9EY
 What3words: ///jousting.jabs.someone





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	61	74
	EU Directive 2002/91/EC	



Total Area: 188.8 m² ... 2033 ft² (excluding garaging)

All measurements are approximate and for display purposes only



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