



JAMES PYLE & Co.



Myrtle House, Tetbury Lane, Crudwell, Wiltshire, SN16 9HB

Superb detached house
Well-appointed built in 2018
PV panels and EPC rating A
4 bedrooms, 2 bathrooms
2 reception rooms
Large kitchen/dining/family room
Front and rear gardens
Double garage and private parking
Countryside views
Popular village location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £785,000

Approximately 1,611 sq.ft excluding garage

‘An excellent, well-appointed detached modern house occupying a southerly position overlooking fields within the highly sought-after village of Crudwell’

The Property

Set within a small cul-de-sac of just 10 executive-style homes on the rural edge of Crudwell, Myrtle House is a superb detached property built in 2018 by Edenstone. Constructed with natural stone elevations in the attractive Farringdon design, this home offers an exacting standard and high specification finish. Myrtle House benefits from an excellent position with a south-facing front aspect, enjoying views over the fields opposite. The property boasts an impressive EPC rating A, benefitting from PV panels on a feed-in tariff providing economically efficient low running costs, plus the remainder of a 10-year NHBC Buildmark warranty.

The accommodation is thoughtfully configured for family life, with a generous open-plan kitchen/dining room forming the central hub at the rear. Two further reception rooms are located at the front, either side of the entrance hall with a convenient cloakroom. The living room features a fantastic fitted media wall. The kitchen is well-appointed with bespoke Neptune units, integrated Miele and Rangemaster

appliances, and a breakfast bar, complemented by an adjoining utility room with practical side access. Double patio doors from the dining area open directly into the delightful garden.

On the first floor, there are four well-proportioned bedrooms, most of which benefit from fitted wardrobes. The principal bedroom suite enjoys far-reaching views over the countryside and includes a dedicated dressing area and an en-suite shower room. The family bathroom is well-equipped with both a separate bath and a large shower unit.

Externally, the front garden gracefully sets the property back from the lane, featuring a lawn with a central path flanked by lavender rows. The rear garden offers excellent privacy and security, enclosed by high walls and timber fencing. The garden features a paved seating area to the side and a good-sized lawn. A gate provides access to the private parking area in front of the detached double garage. The garage includes side access to the garden, lighting and power, offering potential for conversion of the garden-side into a garden room or home office, subject to planning.



Furthermore, there is a large loft above the main house with scope for conversion, as has been done by neighbouring properties within the close, again subject to planning permission.

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 and café which sells local produce as well as everyday essentials. The village has a Post Office counter and has an enviable reputation amongst food lovers with The Potting Shed, the Rectory Hotel and Sasas Indian Restaurant. There is excellent shopping available locally in Cirencester and Malmesbury. Both have excellent secondary schools and Cirencester has a higher educational college and the famous Royal Agricultural 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 away which has

a frequent service to both London Paddington and Cheltenham.

Additional Information

The property is Freehold with LPG-fired central heating, mains drainage, water, and electricity. There is an annual service charge of £212.14 for maintenance within the close. Ultrafast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Wiltshire Council Tax Band F.

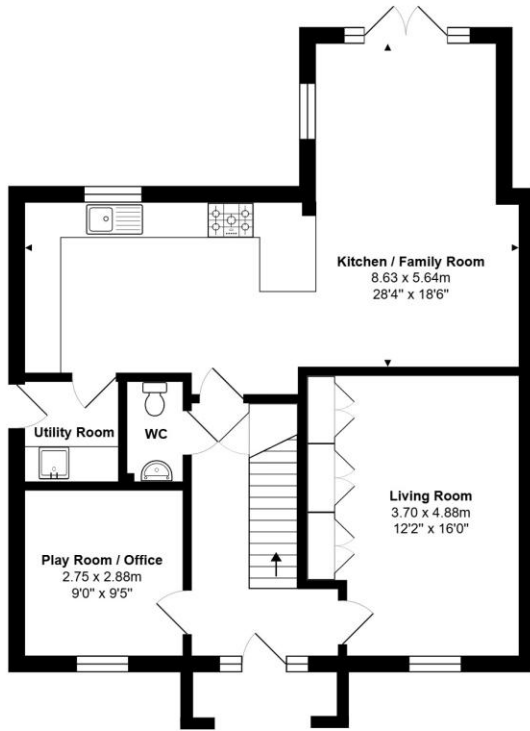
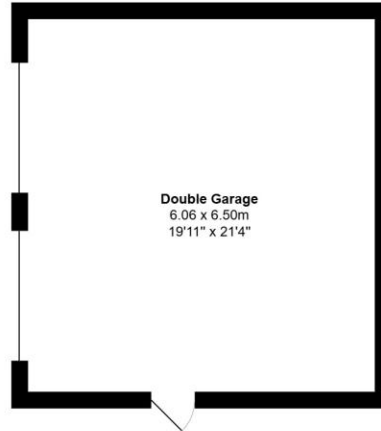
Directions

From Malmesbury, head north on the A429 towards Cirencester to the village of Crudwell. At the centre of the village, turn left into Tetbury Lane and locate the property on the right before the village hall.

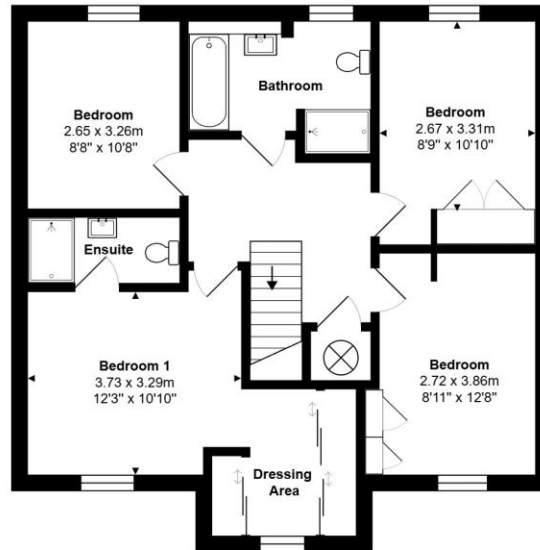
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	95
(87-91) B		
(83-86) C		
(75-82) D		
(69-74) E		
(63-68) F		
(55-62) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 149.7 m² ... 1611 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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