



JAMES PYLE^{Co}



Pear Tree Cottage, 1 The Street, Crudwell, Malmesbury, Wiltshire, SN16 9ES

Semi-detached Victorian cottage
 Characterful accommodation with good ceiling height
 Superb oak-framed kitchen/family room
 Large living room
 3 bedrooms
 2 bathrooms and utility room
 1 bedroom annexe studio
 Private gated parking
 Secure garden backing onto fields
 No onward chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £700,000

Approximately 1,905 sq.ft including annexe



‘A charming semi-detached Victorian cottage with a wonderful light-filled oak-framed extended kitchen/family room, and a self contained annexe studio externally’

The Property

1 Pear Tee Cottage is an impressive and sizable Victorian semi-detached house originally built in 1886 and in recent years has been much improved and extended. The cottage occupies a lovely position in the sought-after village of Crudwell backing onto fields with a footpath leading straight out into the surrounding countryside, while the primary school and village pubs are all within easy level walking distance.

Today the property boasts excellent accommodation and features a fashionably large and stylish kitchen/family room with an oak framed extension. In addition, there is a generous living/dining room, large utility/boot room and WC. On the first floor there are two good double bedrooms and a superb bathroom whilst on the second floor, the attic bedroom is home to the principal bedroom with en-suite shower room.

Outside, as well as a good-sized driveway approached over a gated gravelled driveway with an EV charging point. The former garage has been skillfully converted into an excellent Air Bnb/Annexe with its own living space plus kitchenette, double bedroom and shower. The garden is fully secured by fencing, laid to lawn mostly and features fruit trees.

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 property is located within a conservation area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

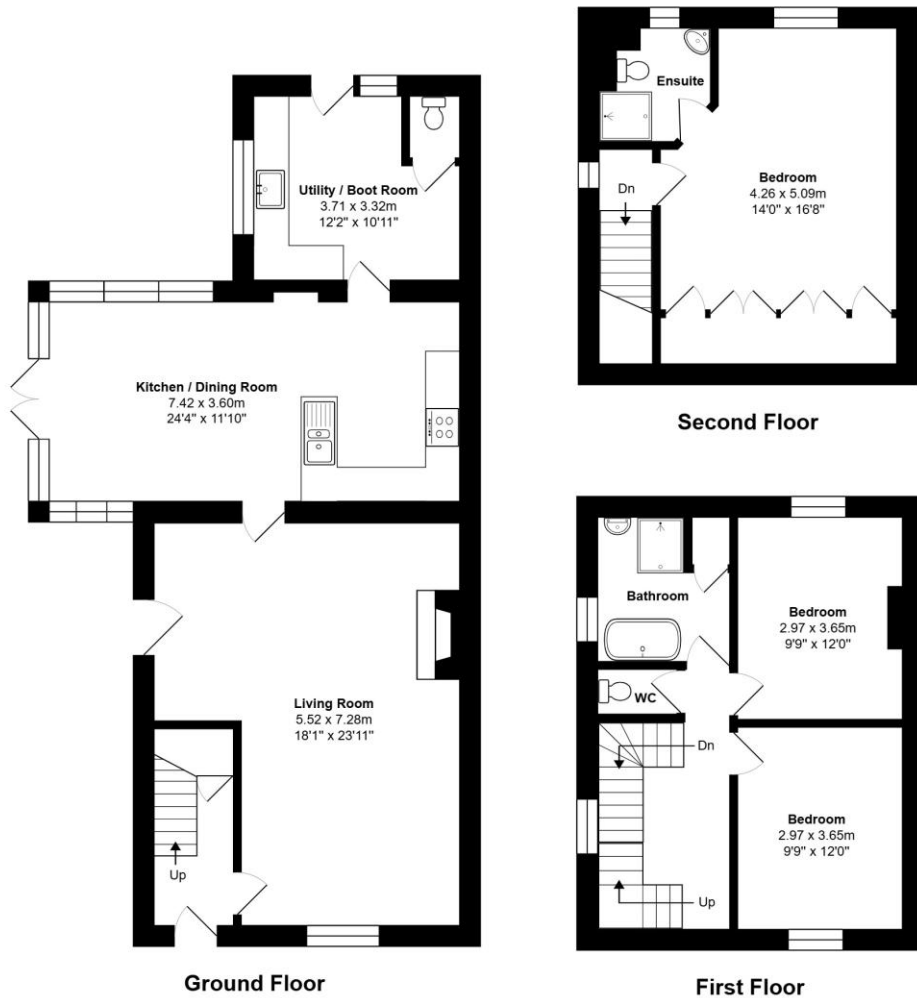
Directions

From Malmesbury, follow the A429 north towards Cirencester. Enter Crudwell, passing The Wheatsheaf Inn, and locate the cottage driveway entrance on the right hand side after the turning to Swan Close opposite.

Postcode SN16 9ES

What3words: ///urgent.stooping.prospers

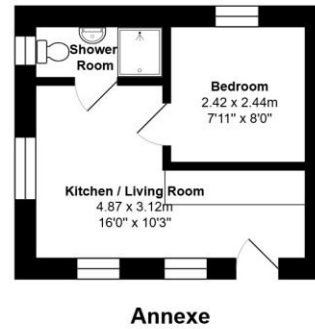




Main House Area: 156.7 m.sq. ... 1686 sq.ft.

Total Area: 177.0 m² ... 1905 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577