



📍 The Dormers Tetbury Lane, Crudwell, Wiltshire, SN16 9HD

🏠 Guide Price £450,000

Located in the heart of this popular village, a spacious three bedroom semi detached family home set on an established plot with a broad frontage.

- Spacious Semi Detached Family Home
- Retains A Wealth Of Character & Charm
- Three Double Bedrooms
- Sitting Room With Feature Fireplace
- Open Plan Kitchen/Breakfast Room & Dining Room
- Desirable Village With Thriving Community
- Established Plot With Broad Frontage
- Attached Garage & Driveway
- Enclosed Rear Garden
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



A spacious three semi-detached family home standing on a mature plot in the heart of this desirable village. The accommodation is arranged over two floors, comprising an entrance hallway, a spacious open plan kitchen/breakfast room and sitting room, both rooms featuring exposed ceiling beams. A door from the hallway opens into a dining room with a useful cloakroom and garden room. Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Externally, the established garden extends to the rear and one side of the property, being predominantly laid to lawn and enclosed by an attractive drystone boundary wall. A driveway to the front approaches an attached garage with additional parking to the front and side.

### 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:

Council Tax Band: D

Mains water, electricity, oil fired central heating.



# Tetbury Lane, Crudwell, Malmesbury, SN16

Approximate Area = 1243 sq ft / 115.4 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

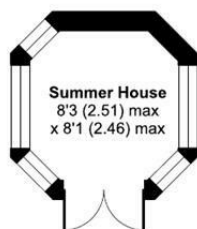
Garage = 173 sq ft / 16 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1562 sq ft / 144.8 sq m

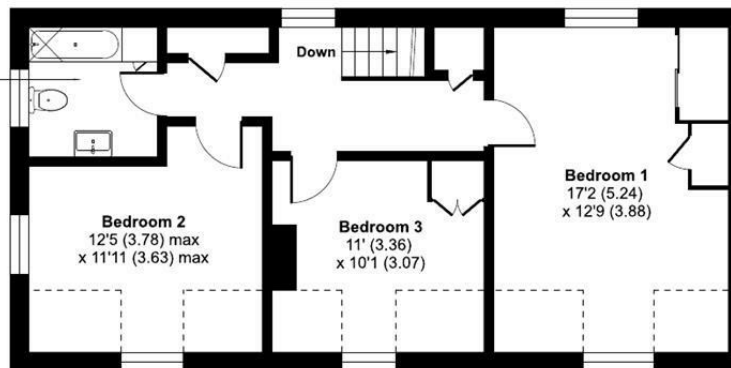
For identification only - Not to scale

Denotes restricted head height

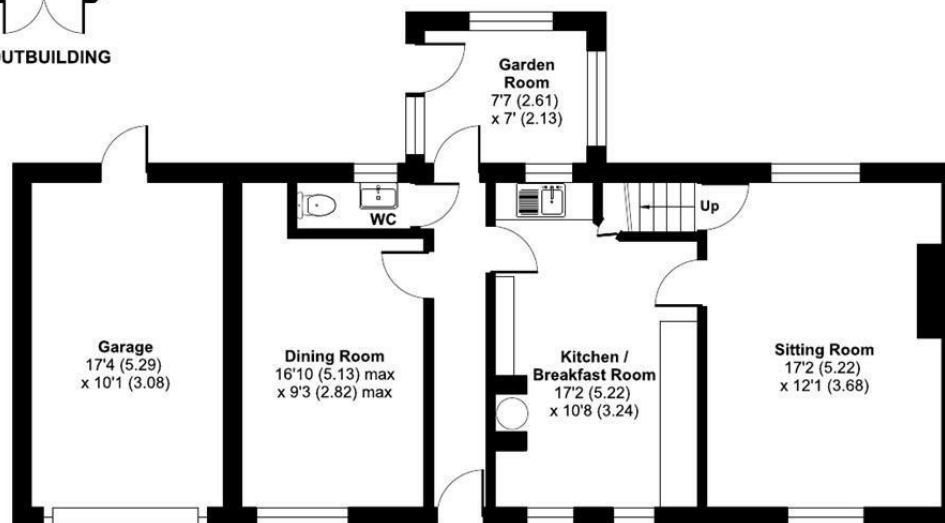


OUTBUILDING

Bathroom  
7'3 (2.21)  
x 6'10 (2.09)



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1447375

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.