



Character office  
in farm location  
in Murcott, near  
Malmesbury

£450 PCM

The Studio  
Murcott Farm  
Malmesbury  
SN16 9EX



Victoria Allman  
lettings

- Refurbished character commercial studio
- Rural farmyard setting for peace and quiet
- Flexible space to accommodate 3-4 desks
- Off-street private parking
- Excellent links to Malmesbury, Tetbury and Cirencester
- Regular rail services from nearby Kemble station

## SUMMARY

A superb recently refurbished office premises situated within a rural farmyard offering total peace and quiet. Conveniently located between Malmesbury, Tetbury and Cirencester.

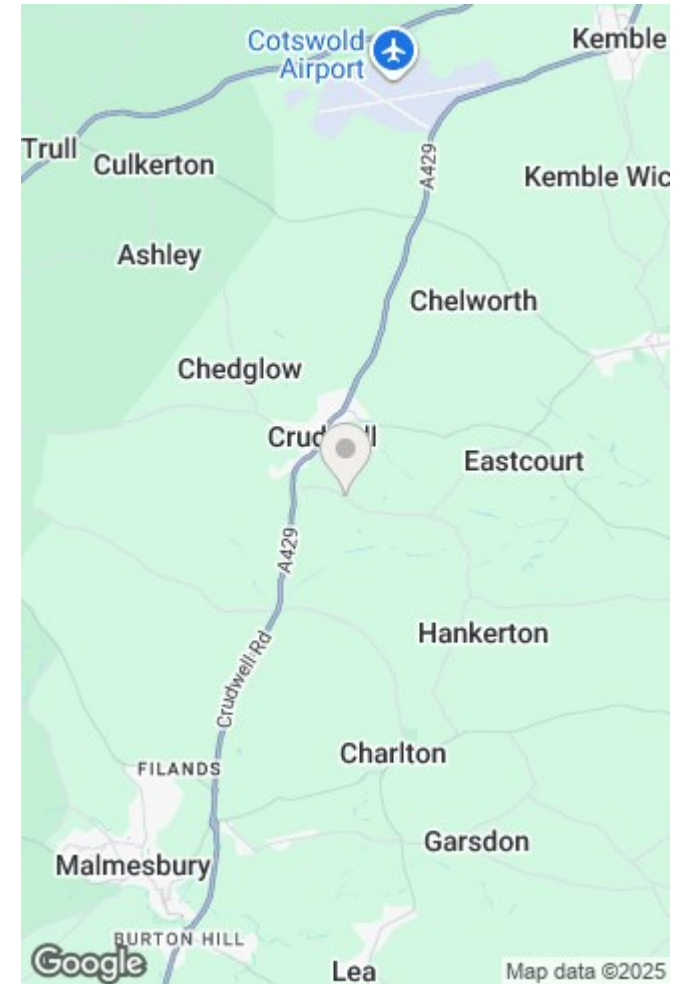
## DESCRIPTION

The Studio is a detached office space which has been recently converted from a former barn and is set within a rural farmyard in the quiet hamlet of Murcott. This idyllic private setting offers total peace and tranquillity; the office is filled with natural light with a pleasant outlook and features a timber beamed vaulted ceiling. Measuring approximately 344 sq ft and able to comfortably accommodate 3-4 desks, this is a comfortable and versatile office space that can be tailored to suit a range of occupiers. There are separate WC facilities as well as ample private parking.

## SITUATION

Murcott is a small, picturesque village on the edge of Crudwell, Wiltshire. Sitting just off the A429, it provides good access to Malmesbury (4 miles) and Cirencester (9 miles), as well as Kemble train station (5 miles) which has direct services to London Paddington, Cheltenham, Swindon and elsewhere.

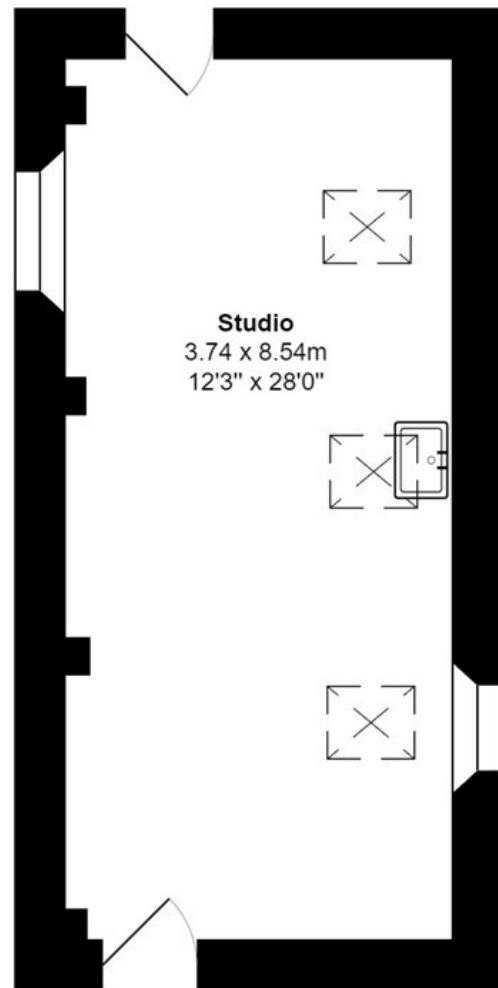
Compared to the larger nearby villages of Crudwell, Minety and Oaksey, Murcott is quieter and more secluded, making it ideal for those seeking tranquility. Murcott Farm Shop is located nearby, and Crudwell also has two well-regarded pubs in The Potting Shed and The Wheatsheaf Inn. Extensive amenities are available in Malmesbury, Tetbury and Cirencester.



## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and electric central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.





**Studio**  
3.74 x 8.54m  
12'3" x 28'0"

Total Area: 31.9 m<sup>2</sup> ... 344 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## DIRECTIONS

From Malmesbury, follow the A429 towards Cirencester. Take the right hand turn towards Murcott by the garage and before entering Crudwell. Continue down the lane. Murcott Farm is located on the right just after the slight bend. Follow the drive into the farmyard where you will find the Studio.

Postcode: SN16 9EX

What3Words:

///stumble.verve.estuaries

## CONTACT

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