richard james



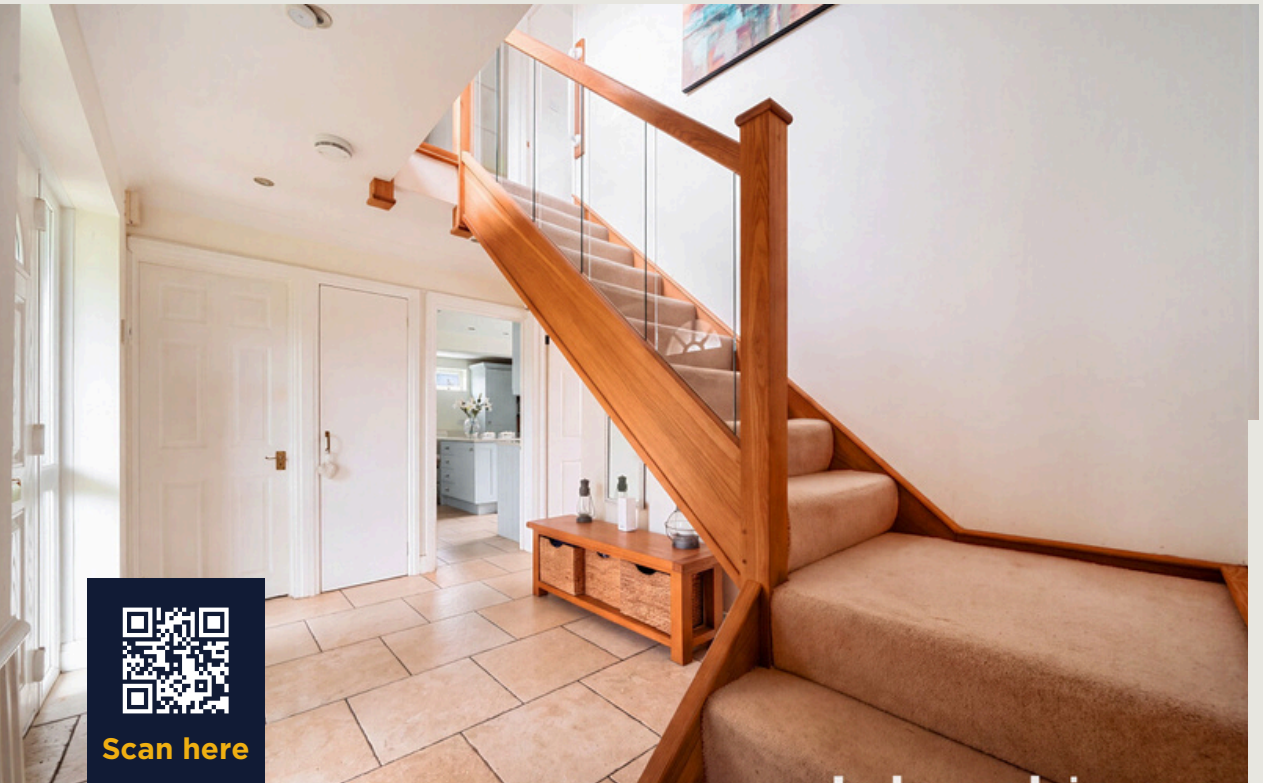
4 The Butts,

Crudwell, SN16 9HF

Guide Price
£725,000


richard jam





The Butts

Crudwell

5 2 3

This handsome detached home sits tucked away in a quiet corner of Crudwell. It offers generous, well-planned family space, and the owners have clearly looked after it with real care.

The bespoke kitchen is the heart of the house. Duck-egg blue Shaker cabinetry is paired with crisp quartz worktops, and a large central island has breakfast seating and a built-in wine cooler. There are integrated double ovens, an induction hob and a tall larder unit, and a window looks out over the garden. Next door, the utility room carries on the same style and has its own door out to the garden, which is ideal after muddy walks.

The sitting room is made for winter evenings. Its focal point is a wood-burning stove set beneath a chunky oak beam mantel, and windows to the front and rear keep it light. French doors open into the conservatory, a bright garden room you can use all year round, with doors out onto the lawn. Double doors also connect the sitting room to a separate dining room, so the rooms can flow together when you're entertaining or be closed off when you want some quiet. A welcoming entrance hall, large coat cupboard, a cloakroom and integral access to the double garage complete the ground floor.

Upstairs, a spacious landing leads to five bedrooms. The main bedroom has a full wall of fitted wardrobes and its own en-suite shower room. Two of the bedrooms are particularly roomy and have characterful sloping ceilings, which makes them perfect for teenagers, guests or working from home. There is a further double bedroom and a single, which would suit a nursery or study. A family bathroom serves these rooms.



The rear garden is a real highlight. A wide, level lawn is framed by mature shrubs and trees, and it is fully enclosed and beautifully kept. The garden is private and peaceful, and it's safe for children to play in.

At the front, a private driveway gives plenty of parking and leads to the double garage with EV Charger. The garage can also be reached from inside the house, which is handy on rainy days. It offers excellent storage or workshop space, or the potential to convert it, subject to the necessary consents.


richard jame


richard jam


richard jame


BOSCH


richard jam


richard jam


richard jame





Crudwell is a thriving village close to the Wiltshire–Gloucestershire border, on the A429 between Cirencester and Malmesbury, with Tetbury also close by. Commuters are well served: Kemble station is around 4 miles away, with direct trains to London, and junction 17 of the M4 is within easy reach. The village has a primary school, a parish church, two pubs and a hotel and restaurant listed in the Good Food Guide. It offers the best of both worlds: a peaceful village setting with towns and transport links close at hand.

A rare opportunity to buy a much-loved family home on corner plot in one of the area's most sought-after villages. Welcome Home...


richard jame


richard jam


COLIN EDWARDS
richard jame




richard jame

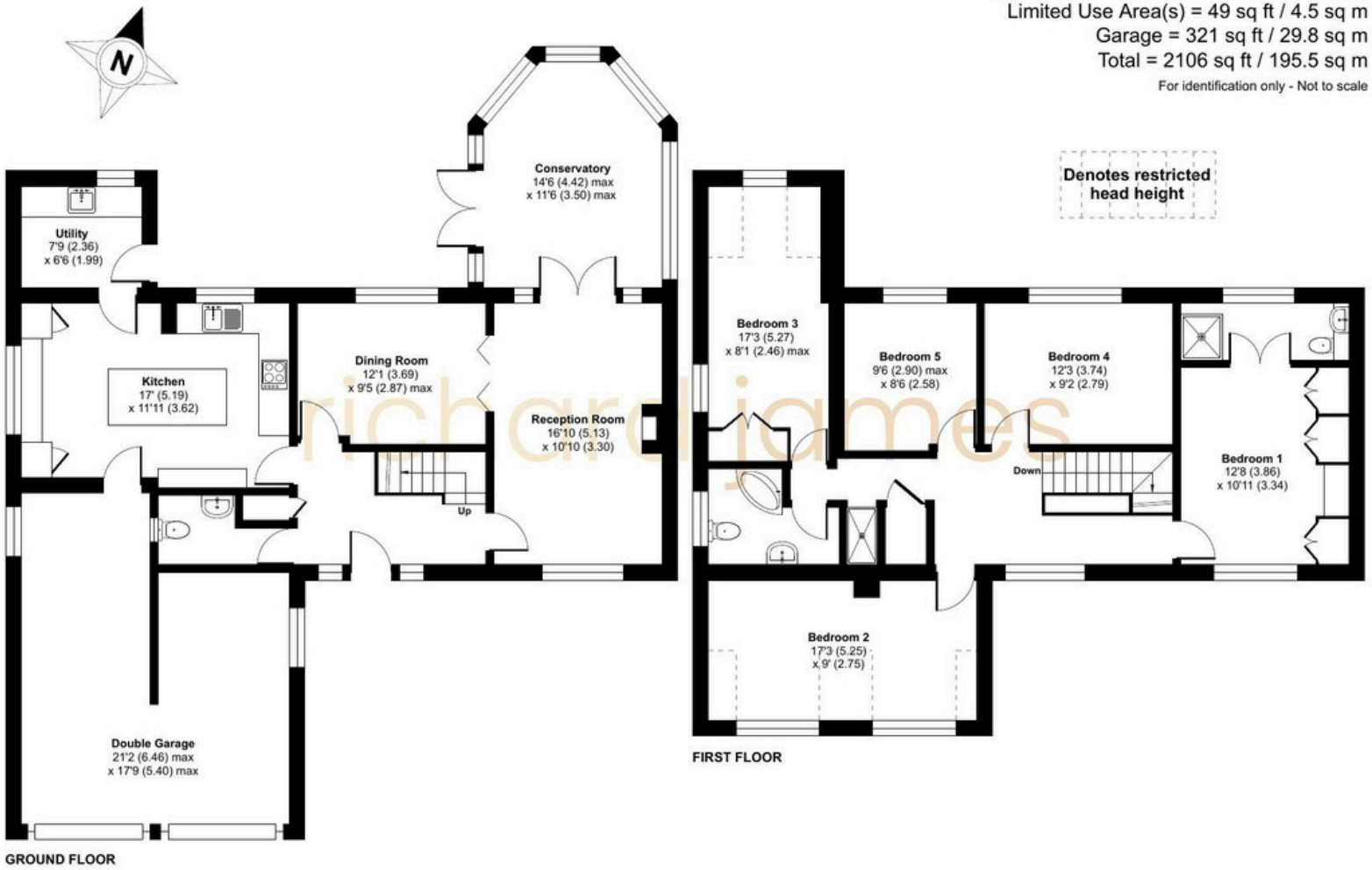

richard jam


richard jame



Floorplan

Approximate Area = 1736 sq ft / 161.2 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 2106 sq ft / 195.5 sq m
For identification only - Not to scale



richardjames

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Richard James. REF: 1539926

01793 855 117

rwb@richardjames.uk

139 High St | Royal Wootton Bassett | SN4 7AY

richardjames.uk

@rjestateagent