



CRESTFIELD

CRESTFIELD HOUSE

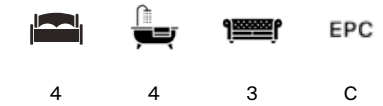
Tetbury Road, Sherston, Malmesbury, Wiltshire



CRESTFIELD HOUSE SHERSTON

An impressive four bedroom home with beautifully landscaped gardens, stabling, paddock, and an orchard, on the edge of a prestigious Cotswold village.

In all about 3.18 acres.



Local Authority: Wiltshire Council Council Tax band: G Tenure: Freehold

Services: Mains electricity and water. Klargest private drainage. Oil-fired central heating.

Distances: Malmesbury 5.5 miles | Tetbury 5.5 miles | Chippenham Station 12 miles (Paddington 63 minutes)

Kemble Station 13 miles (Paddington 72 minutes) | Cirencester 15 miles | Bath 18 miles | Bristol Airport 30 miles. (All distances and times are approximate).

Directions: What3Words: ///tonallinked.oasis

Guide price: £1,850,000



THE PROPERTY

Crestfield House is an impressively designed and beautifully appointed home, offering impeccably presented accommodation on the edge of the highly sought-after village of Sherston, within the Cotswolds Area of Outstanding Natural Beauty. Widely regarded as one of England's finest villages, Sherston provides an exceptional backdrop for this elegant and highly liveable home.

Designed with both style and practicality in mind, the house offers wonderfully light, generous proportions throughout, perfectly suited to both relaxed family life and entertaining.





THE PROPERTY

At its heart lies a spectacular triple aspect kitchen, dining and family space, where expansive bifold doors open on to the terrace, allowing indoor and outdoor living to come together seamlessly, ideal for long summer evenings and gatherings with friends. The space is anchored by a striking open fire, creating an inviting atmosphere throughout the seasons. A large utility and well-appointed boot room offer invaluable space for countryside living,

The vaulted entrance hall, finished in Oak and limestone, creates an immediate sense of arrival and flows effortlessly into two versatile reception rooms. The principal sitting room provides a cosy retreat with a woodburning stove, while the second room offers flexibility as a study, cinema room, playroom or gym. Underfloor heating runs throughout the ground floor, enhancing comfort and efficiency year-round.

Upstairs, a wide oak and glass staircase rises to a bright galleried landing overlooking the glazed hall below, reinforcing the sense of volume and light. Four well-proportioned bedrooms, all with en suite facilities, are arranged off this space, with the principal suite forming a true sanctuary, enjoying vaulted ceilings, a dressing room, luxurious en suite and far-reaching westerly views through floor-to-ceiling glazing, perfect for watching the evening light settle across the surrounding countryside.





SITUATION

The picturesque and much sought after Cotswold village of Sherston, with its broad high street and historic stone houses dating back to the 16th century, is a thriving community with a wide range of amenities including Co-op Store, Post office, GP surgery and pharmacy, church, coffee shops, garden centre, hairdressers, Indian restaurant and the highly regarded Rattlebone Inn. Further amenities are available at the nearby market towns of Tetbury and Malmesbury. There are good road connections to the M4 Jct 17 and Jct 18, and train stations at Kemble and Chippenham, with direct train services to London Paddington and the West Country.

The village has a wide range of clubs and societies including cricket and football grounds, as well as many other social events including an annual Boules Festival. There is also eventing at Badminton and Gatcombe, polo at Beaufort Polo Club, golf at Westonbirt and Minchinhampton and water sports at the Cotswold Water Park. Westonbirt Arboretum holds events throughout the seasons, and Highgrove House and Tetbury's Good Shed are cultural hubs. There is an excellent selection of schools in the local area, including Sherston village primary school and pre-school, and Malmesbury secondary school (Ofsted: Outstanding). Private schools in the area include Beaudesert Park, Westonbirt, and the Cheltenham Colleges. Bath also offers a large selection of very highly rated schools.

Crestfield House benefits from direct access on to a bridleway which allows immediate enjoyment of the surrounding landscape, with superb walking and riding routes linking back to the heart of Sherston, making this a particularly special setting for those seeking an active, quintessential Cotswold lifestyle.



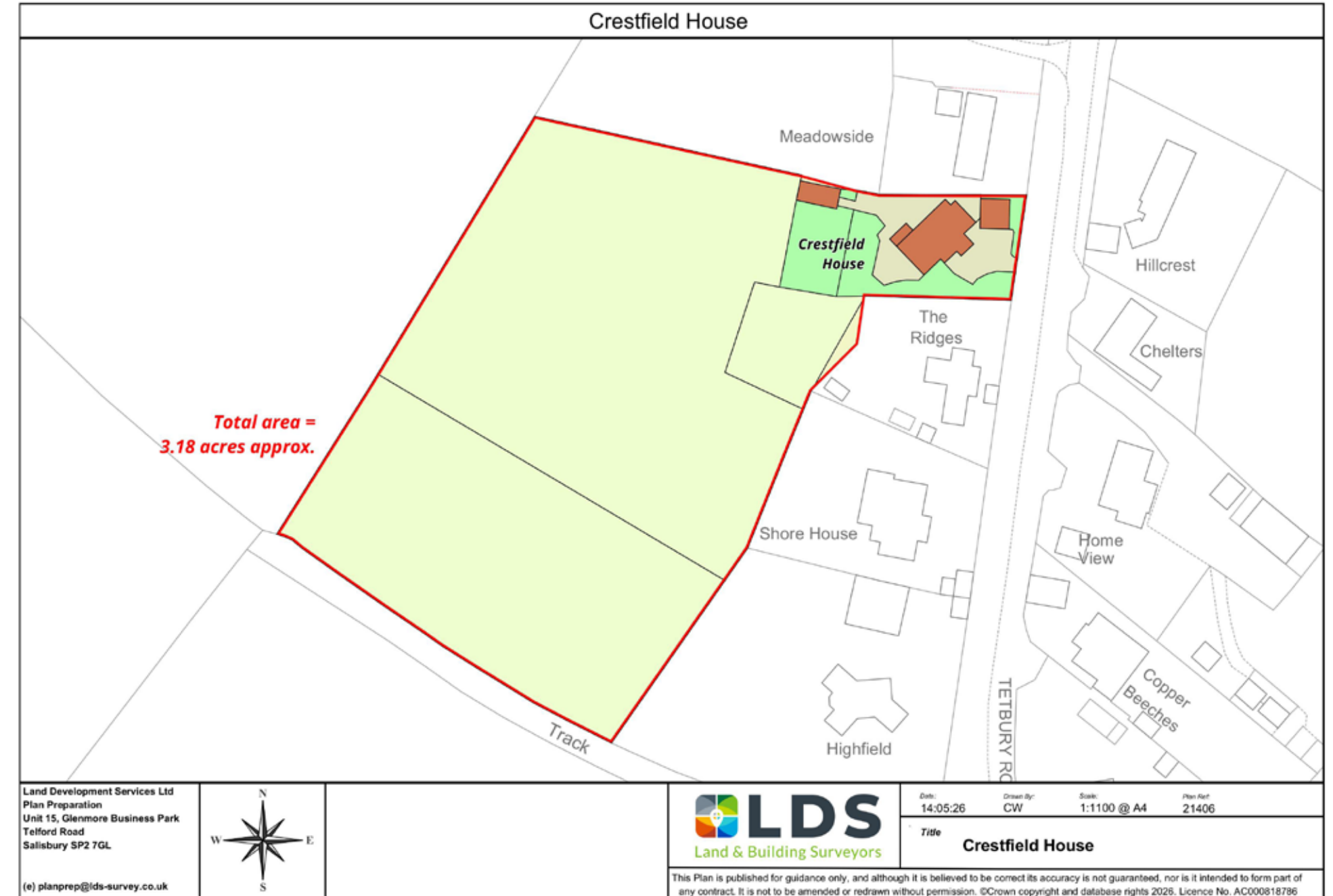


GARDEN AND GROUNDS

Crestfield House sits discreetly back from the lane behind high hedges, with a large gravelled driveway providing ample parking, including space for a camper van. There is a detached double garage with electric doors.

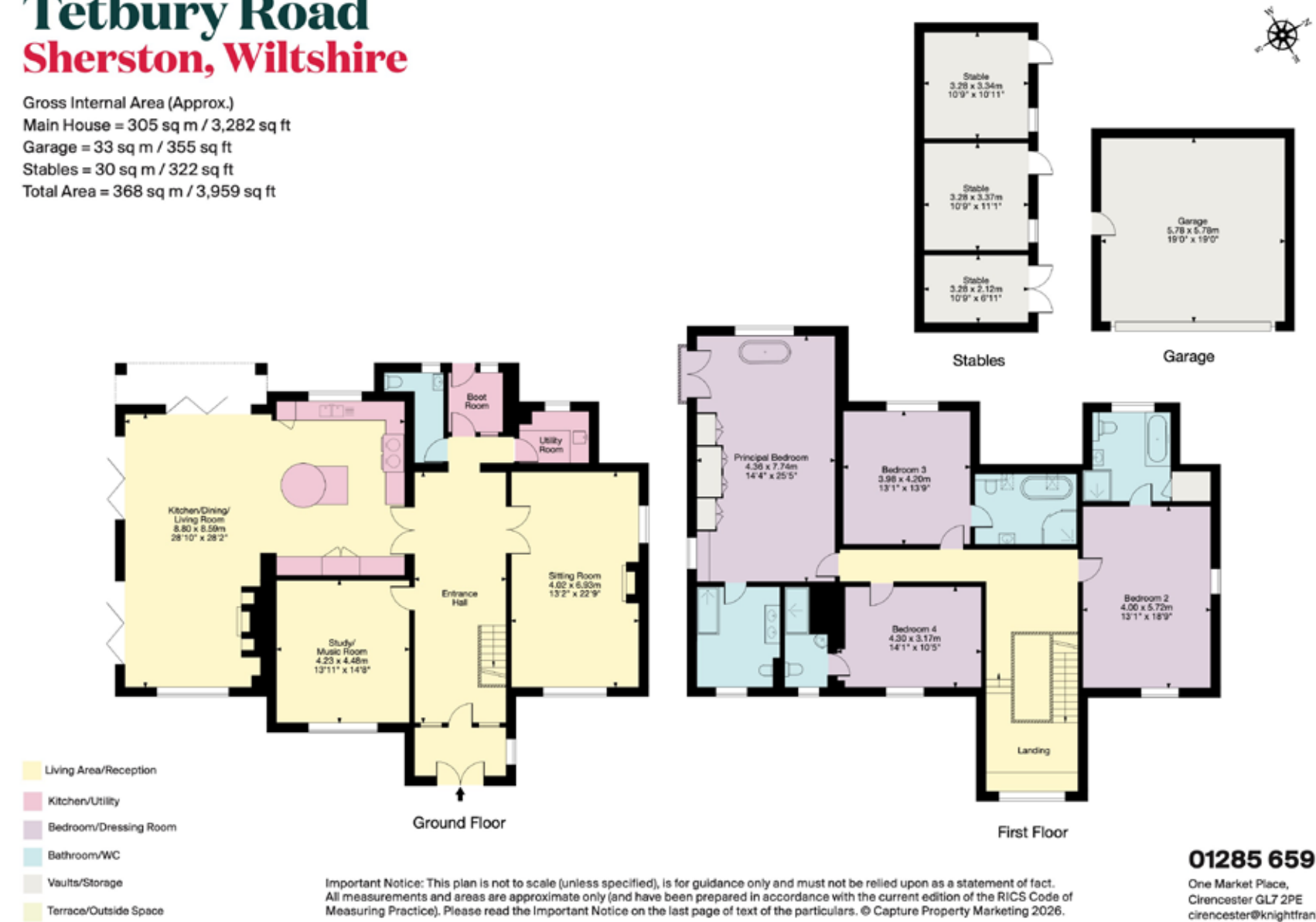
To the rear, the south-west facing garden has been thoughtfully designed to maximise privacy and enjoyment, with a generous paved terrace extending directly from the kitchen, where bifold doors allow a natural flow between house and garden. A covered seating area provides an inviting space for year-round entertaining, from summer dining to autumn evenings outdoors.

Beyond the grounds, open areas include a charming orchard, a wild flower meadow, paddock, and an area currently farmed for asparagus, offering a wonderful balance of lifestyle and productivity. To the west, open countryside stretches out, offering beautiful, unspoilt views.



Tetbury Road Sherston, Wiltshire

Gross Internal Area (Approx.)
 Main House = 305 sq m / 3,282 sq ft
 Garage = 33 sq m / 355 sq ft
 Stables = 30 sq m / 322 sq ft
 Total Area = 368 sq m / 3,959 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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