



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
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Price Guide: £725,000

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.

Directions

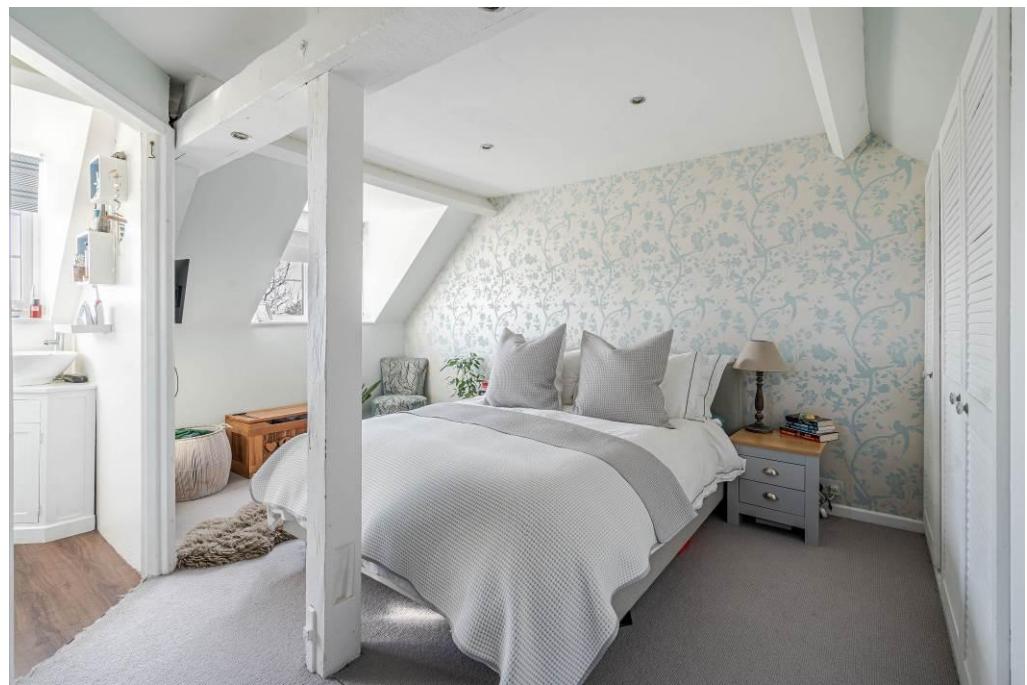
From Malmesbury, follow the A429 north towards Cirencester. Enter Crudwell, passing The Wheatsheaf Inn, and locate the cottage driveway entrance on the right hand side after the turning to Swan Close opposite.

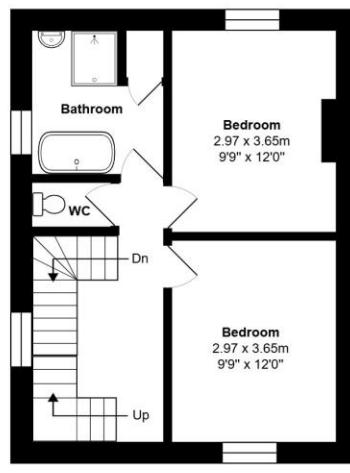
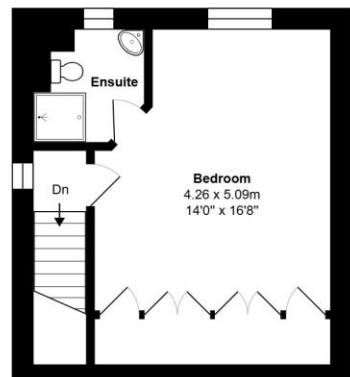
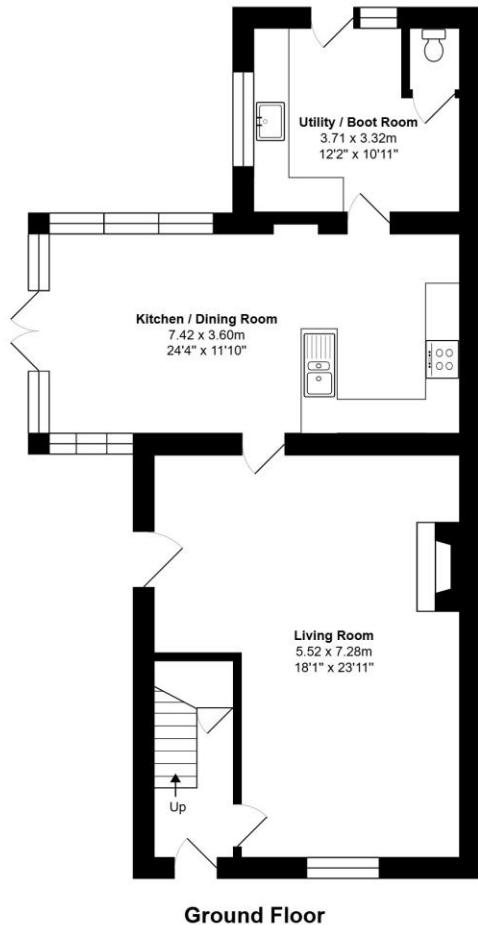
Postcode SN16 9ES

What3words: ///urgent.stooping.prosper

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.

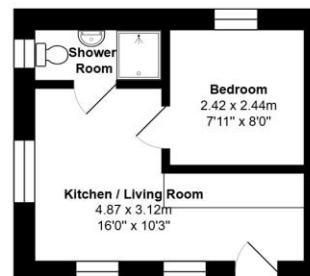




Main House Area: 156.7 m.sq ... 1686 sq.ft.

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 plus)	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		

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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