



JAMES PYLE<sup>Co</sup>



Copperfield, 5 The Street, Crudwell, Malmesbury, Wiltshire, SN16 9ET

Detached double fronted period cottage  
Excellent 0.32 acre plot backing onto fields  
Opportunity to renovate and update  
3 bedrooms  
Large living room  
Open kitchen/dining room  
230ft mature garden  
Private parking and outbuildings  
Sought-after village with amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Offers in Excess of: £430,000**

Approximately 1,214 sq.ft excluding outbuildings



‘Set within an outstanding 0.32 acre plot with a fantastic 230ft garden, this pretty double-fronted period cottage has excellent scope to update and renovate’

## The Property

Copperfield is an attractive double-fronted detached period cottage situated in the sought-after village of Crudwell with a range of amenities available within walking distance including the popular primary school, the Potting Shed pub, and a brand new farm shop. Boasting an outstanding 0.32 acre plot with a large 230ft garden, the cottage is available chain free and offers the next owners the great opportunity to modernise and evolve the property. The accommodation extends to around 1,214 sq.ft having been substantially extended at the rear with scope for further enlargement subject to planning consent.

The ground floor comprises two well-proportioned rooms with the living room arranged at the front with a stone fireplace, and the kitchen/dining room to the rear

leading out to a conservatory. Upstairs, there are three bedrooms and a bathroom fitted as a shower room.

The garden is a magnificent feature of the property reaching some 230ft backing onto countryside. The garden consists of various landscaped areas incorporating lawns, well-stocked flower beds, a pretty pond and well-established trees leading to a vegetable plot at the far end. Within the garden there are a range of useful outbuildings including a garage, stores with power connected, a greenhouse and summerhouse. There is off-street parking at the front of the cottage behind double gates.

## 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 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.

## 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 good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

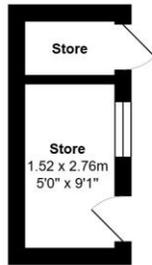
## Directions

From Malmesbury, follow the A429 towards Cirencester to reach Crudwell. Enter the village and locate the property on the left hand side just after the second turning to Rommel Lane.

Postcode SN16 9ET

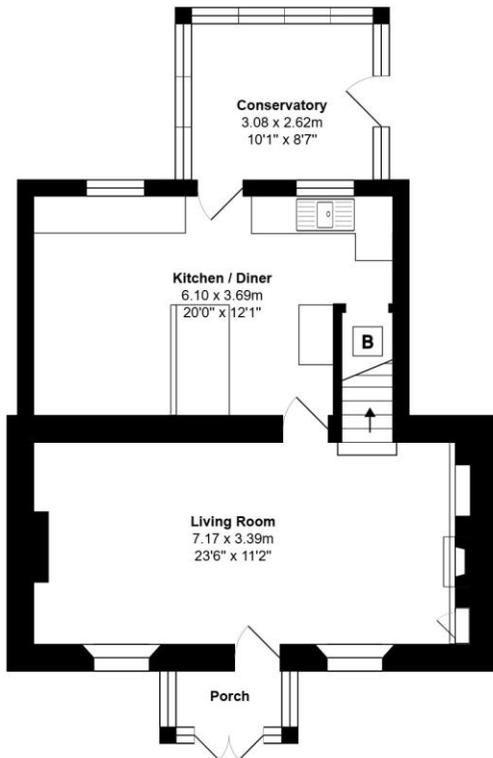
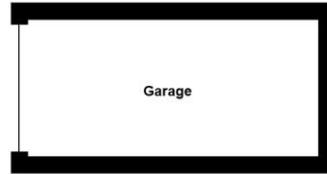
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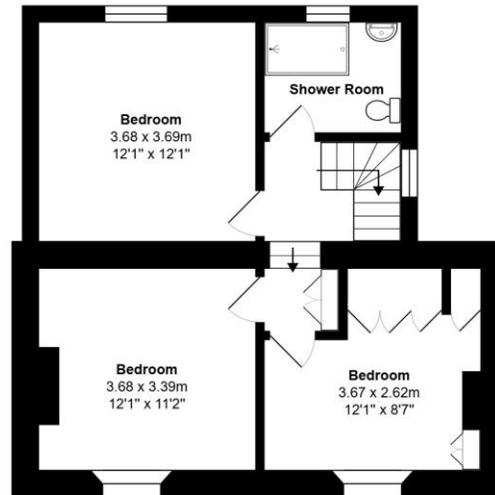


Total Area: 112.8 m<sup>2</sup> ... 1214 ft<sup>2</sup> (excluding garage & stores)

All measurements are approximate and for display purposes only



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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