

hunter
french



Dapple Cottage, 4 The Street, Crudwell, Malmesbury, Wiltshire, SN16 9ET

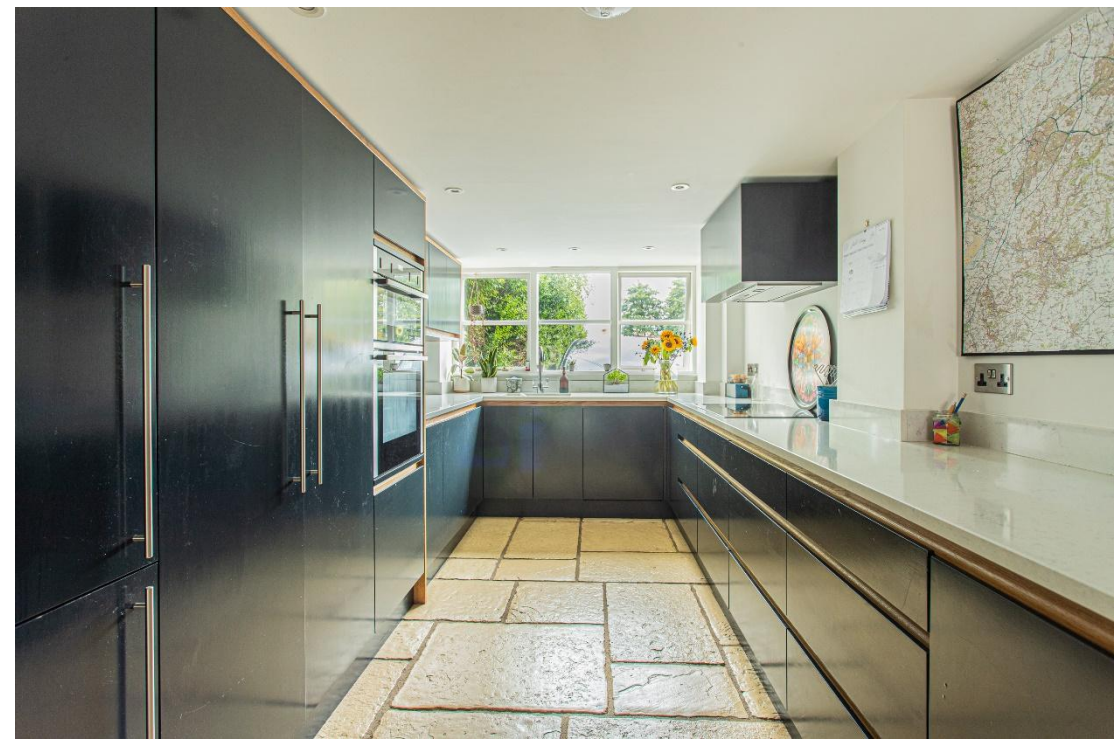
Nestled into the highly regarded Wiltshire village of Crudwell, a unique period cottage that offers a lot more than first meets the eye! Accompanied by off-street parking and an extremely generous rear garden.

Dapple Cottage is a charming village home that offers an abundance of character throughout, and has been practically extended in previous ownerships as well as further improvements made in the 10 years that the current owners have called it home. The accommodation reaches approximately 1478sq.ft and spans across three floors.

Entering via the front door leads into the hallway where there is a door to the kitchen/family room to one side and another into an inner lobby to the other. The kitchen/family room reaches the depth of the cottage with a window at the front plus a set of French doors at the rear opening onto the garden. The room provides ample space for a kitchen, dining area and a seating area and a flagstone floor runs throughout the space. A beautiful bespoke, solid wooden kitchen designed and installed by local kitchen company, Parlour Farm has been fitted to the front end of the room with a practical and cleverly designed range of units with a Silestone worktop and a larder. There are integrated appliances that comprise a double oven, fridge, freezer, dishwasher and a washing machine. Across the hallway the inner lobby has stairs rising to the first floor with a useful set of understairs cupboards plus a further flagstone floor that runs from here into the sitting room. There is a focal fireplace with woodburner inset in the sitting room, and beyond this room the original front porch is utilised very well as an office space. The original front door is still in situ so does provide external access if desired.

Rising to the first floor is a landing that provides access to all the bedrooms and the family bathroom as well as a handy cupboard that houses the hot water cylinder. The three bedrooms on the first floor are all double in proportion and offer pleasant outlooks, whilst the fourth bedroom is on the second floor featuring exposed beams and Velux windows. The bathroom is finished in contemporary tiling and comprises a white suite with a separate corner shower cubicle.

Externally the property is predominantly laid to a Cotswold gravel at the front, which provides off-street parking for two cars and an electric car charging point. The generous rear garden is a very impressive feature of this cottage and has cleverly been designed to make the most of all the different areas. Initially at the rear of the house is a flagstone patio terrace with an adjacent decked area – ideal for outdoor living and entertaining.



The garden then leads onto a lawn with a stunning central lavender lined pathway. Around halfway along the garden is a stone-built outhouse that could be utilised for a number of uses including a home office, gym or garden room, and beyond this the garden continues down to a Cotswold stone wall that borders the neighbouring farmland.

We understand the property is connected to mains electricity, water and drainage. The central heating is fired by oil. Council tax band C (Wiltshire Council).

EPC – D(59).

Crudwell is a popular Cotswold Village, situated between Cirencester and Malmesbury. The village offers a popular primary school and an active village hall hosting a number of social clubs and activities. The Potting Shed pub is a favourite and renowned in Wiltshire and Gloucestershire for its great British menu. The neighbouring towns of Tetbury, Malmesbury and Cirencester all have primary and secondary schools. There are excellent transport links with Kemble station providing a direct line to London. The M4 and M5 motorway are both easily accessible.

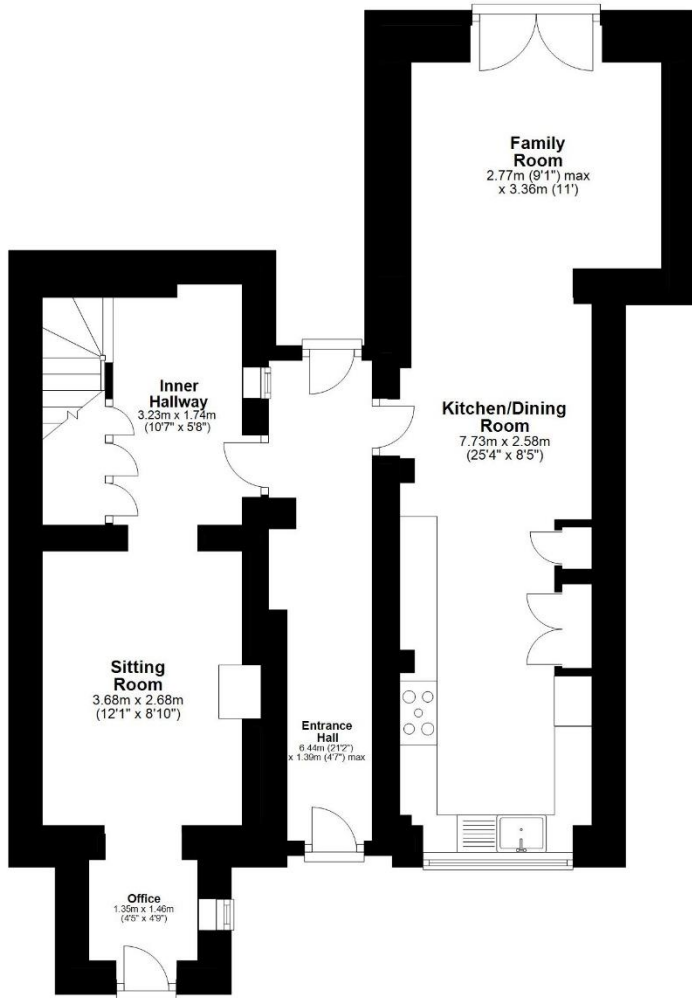


Guide Price £650,000



Ground Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



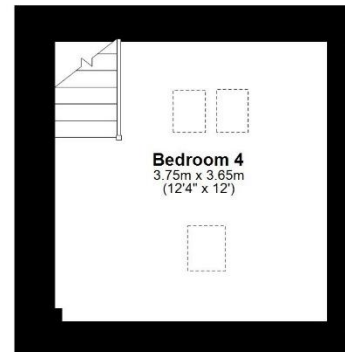
First Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Second Floor

Approx. 13.7 sq. metres (147.2 sq. feet)



Total area: approx. 137.3 sq. metres (1478.4 sq. feet)



Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk