



JAMES PYLE^{Co.}

Myrtle House, Tetbury Lane, Crudwell, Wiltshire, SN16 9HB

Detached executive style village home
Built in 2018 to a very high standard
Small close of only 10 homes
Countryside views
4 bedrooms, 2 bathrooms
Open plan kitchen/family room
2 reception rooms
Double garage and driveway parking
Front and rear gardens



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £750,000

Approximately 1,611 sq ft

‘Positioned on the rural edge of this sought-after village overlooking fields, this high specification detached house was built in 2018 offering well-configured family sized accommodation’

The Property

Myrtle House is a superb detached house set within a small cul-de-sac of only 10 executive style homes built in 2018 by Edenstone located towards the rural edge of Crudwell. Constructed with natural stone elevations, the property was built in the Farringdon design finished to an exacting standard and high specification. Myrtle House in particular has an excellent position with a south-facing front aspect overlooking the fields opposite. The property also boasts an impressive EPC rating A in addition to PV panels on a feed-in tariff providing economically efficient low running costs, plus there is the remainder of a 10 year NHBC Buildmark warranty.

The accommodation is well-configured for family living with a large open plan kitchen/family room arranged at the rear forming the hub of the home. There are two further reception rooms at the front either side of the entrance hall which has a cloakroom off. The kitchen is well-fitted with bespoke Neptune units, integrated appliances and a breakfast bar whilst there is an

adjoining utility room with side access. Double patio doors from the dining area spill into the delightful garden. On the first floor, there are four double bedrooms most with fitted wardrobes. The master bedroom enjoys far reaching views over the countryside and benefits from a dressing area and en-suite shower room. The family bathroom is fitted with both a separate bath and large shower unit.

Externally, there is a front garden setting the property back from the lane laid mostly to lawn with a central path framed by lavender rows. The rear garden enjoys a good degree of privacy and security bound by high walls and timber fencing. There is a paved seating area to the side, good sized lawn and flower bed borders. A gate opens to the private parking in front of the detached double garage. The garage has side access to the garden, lighting and power. Subject to planning, the garden side of the garage could easily be converted to a garden room/home office. In addition, there is a large loft above the main house which has scope for converting as neighbouring properties have done so within the



close (subject to planning).

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. The village has a Post Office counter and has an enviable reputation amongst food lovers as The Potting Shed, was 'Pub of the Year 2012'. 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.

Tenure & Services

We understand the property is Freehold with LPG central heating, mains drainage, water and electricity. There is also a service charge of £124.70 p/a for the maintenance within the development.

Directions

From Malmesbury, head north on the A429 towards Cirencester to the village of Crudwell. At the centre of the village, turn left into Tetbury Lane and locate the property on the right before the village hall.

Local Authority

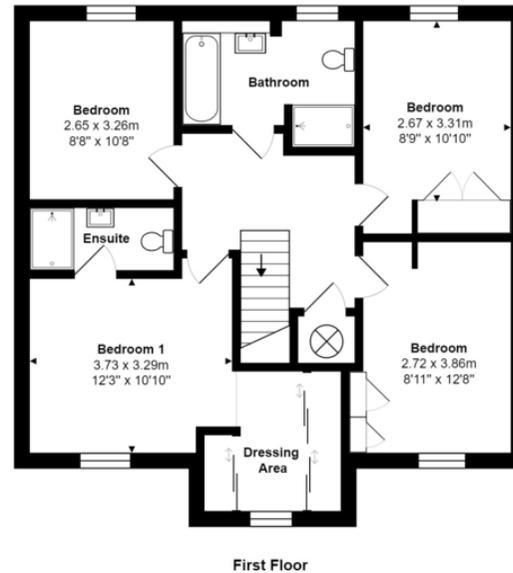
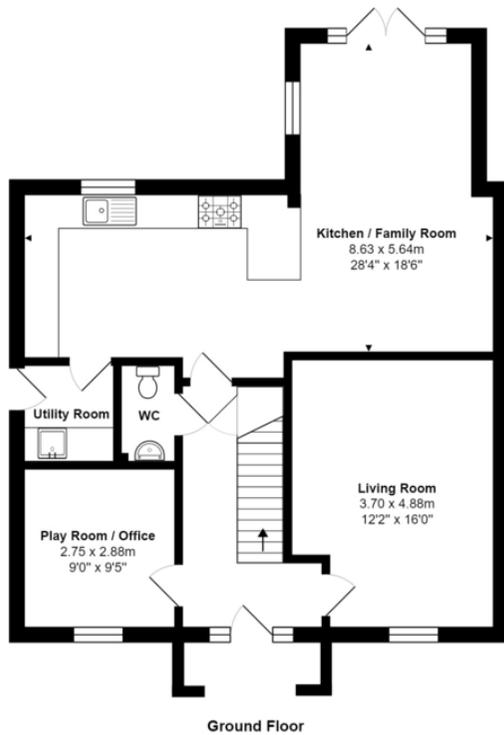
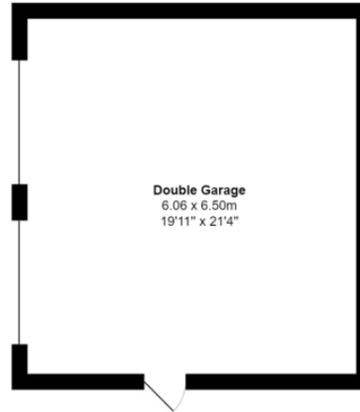
Wiltshire Council

Council Tax Band

F £2,872



Score	Energy rating	Current	Potential
92+	A	92 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 149.7 m² ... 1611 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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