



The Old Post Office, Tuners Lane, Crudwell, Malmesbury, Wiltshire, SN16 9EG

Characterful period home
Former post office
3 + bedrooms
Spacious reception areas
Open plan kitchen/dining
Sunny gardens
Studio with power
Centre of popular village



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £545,000

Approximately 2,029 sq.ft



‘A characterful former post office with spacious accommodation of over 2,000 sq.ft. with a detached studio with power and sunny gardens.’

The Property

This unique characterful period home is a former post office set in the very heart of the desirable village of Crudwell with a lovely outlook over a green opposite. The cottage has a deceptive appearance from the front, boasting spacious accommodation internally of some 2,000 sq.ft. whilst showcasing an array of period features including traditional fireplaces and exposed timber beams.

The ground floor opens to a large 27ft reception room complete with flagstone flooring which has been recently remodelled as one room filled with natural light through the front bay windows. At the heart of the home, there is a spacious open plan kitchen/dining/family room featuring a wood burning stove and plenty of built-in storage. The kitchen is fitted with a gas Range, dishwasher, and fridge/freezer. A rear lobby with utility area and adjoining shower room provides access to the garden. Upstairs on the first floor, there are three double bedrooms

and an office/occasional bedroom. The two front principal bedrooms have magnificent high vaulted ceilings. The family bathroom is fitted with a stylish roll-top bath. A further staircase leads up to the attic room which offers potential for an office or hobby/playroom.

In front of the cottage, there is a small courtyard style garden which has been screened by hornbeam hedging for additional privacy and is bound by Cotswold stone walling with the original post box inset (no longer active). At the rear and immediately behind the cottage, there is a further courtyard garden laid to gravel which benefits from side access down the side of the terrace. Beyond this rear courtyard, there is an additional 'secret' garden complete with a stone-built garden store and timber constructed studio which has power and lighting. The garden enjoys a good degree of privacy and is laid mostly to lawn with a gravelled seating area and well-established planted borders. On street parking is easily

available directly in front of the cottage.

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 and Services

We understand the property is Freehold with oil fired central heating and a brand new boiler, mains drainage, water and electricity. Agents note, a neighbour has a right of way over the rear courtyard area.

Directions

From Malmesbury, head north on the A429 towards Cirencester. Proceed through the village and just after the traffic lights, take the next left into Tuners Lane and locate the property immediately on the left.

Postcode SN16 9EG.

What3words: ///rainbow.botanists.atoms

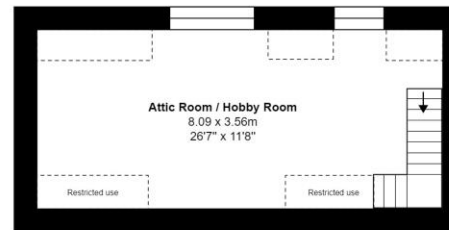
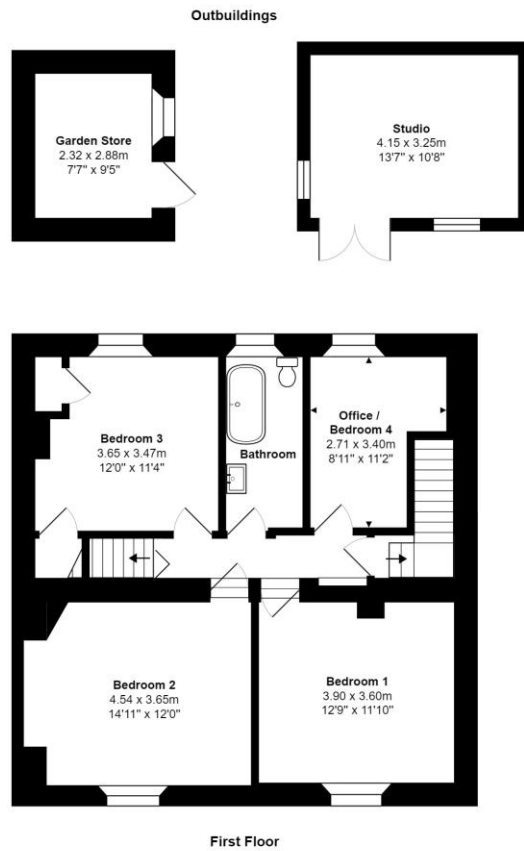
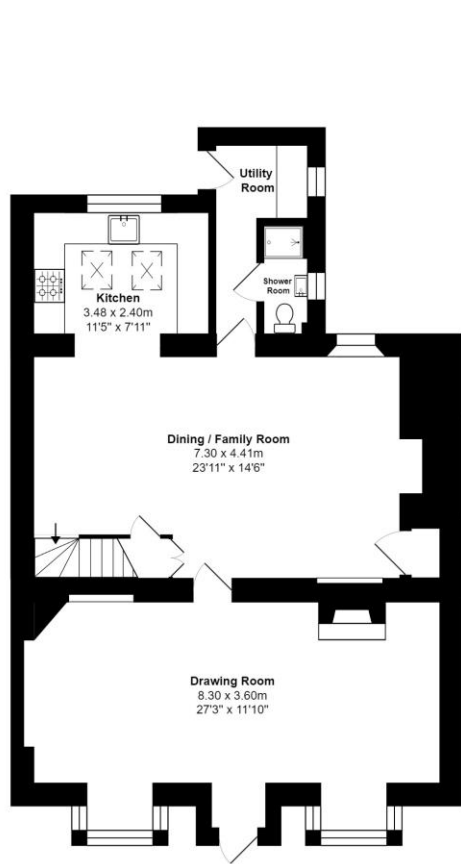
Local Authority

Wiltshire Council

Council Tax Band

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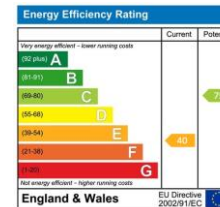




Total Area: 188.5 m² ... 2029 ft² (excluding Outbuildings)

All measurements are approximate and for display purposes only

Second Floor



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