

 JAMES PYLE<sup>Co.</sup>



Wyke House, The Street, Crudwell, Malmesbury, Wiltshire, SN16 9ET



Detached Grade II listed house  
Beautifully presented updated accommodation  
4 double bedrooms  
3 reception rooms  
Refitted bathroom, 2 en-suites and WC  
Hand-crafted kitchen/breakfast room  
Gardens and grounds of 1.44 acres  
Converted home office  
Private parking, garage and other outbuildings  
Sought-after community oriented village



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Offers in excess of £1,100,000**

Approximately 2,970 sq.ft including outbuildings

‘This beautiful Grade II Listed detached house boasts magnificent grounds and gardens of 1.44 acres plus outbuildings including a home office’

### The Property

Wyke House is a most handsome detached period house situated within the highly desirable village of Crudwell. Grade II listed, the property dates back to the early 19th Century displaying many fine period features whilst in recent years the accommodation has been sympathetically updated and is beautifully presented throughout. Wyke House is accompanied by magnificent gardens and grounds of around 1.44 acres plus outbuildings. Internally, the principal accommodation extends to 2,292 sq.ft spanning over three floors and offers excellent room proportions. Significant works have been carried out including re-wiring throughout and a replacement central heating system with a new boiler.

The ground floor layout comprises three elegant reception rooms and a kitchen/breakfast room. The spacious dual-aspect drawing room has a fireplace at the focal point with a multi-fuel burner, and the dining room also features a cosy wood-burning stove. The hand-crafted bespoke kitchen is fitted with an extensive range of

cupboards, beautiful timber worktops and appliances including a dishwasher and wine cooler. Adjoining the kitchen there is a utility/boot room with convenient side access in. A rear lobby entrance leads directly in from the driveway and has a downstairs WC off. On the first floor, there are three double bedrooms including the main bedroom suite which includes fitted wardrobes and an upgraded en-suite shower room. The family bathroom is located off the landing and has also been refitted with a free-standing bath. The top floor provides a beautiful further bedroom suite featuring exposed beams and accompanied by an en-suite shower room.

A driveway to the side of the house provides access to the rear parking area and the outbuildings occupying a former coach house. The superb outbuildings have been configured as a garage and a fully converted home office. The former cart shed opens to the gardens beyond whilst there is a workshop to the side plus storage above. There is an EV charging point beside the garage. Extending behind the coach house, there is a formal walled garden which is



mostly laid to lawn with seating terraces including a patio with a pergola over and a charming sunken terrace at the far end. The grounds continue into a further garden/orchard and then a substantial lawned garden at the rear. This level garden area extends to around 1 acre backing onto the surrounding farmland and features a delightful tranquil pond area.

### 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 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.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation area. There is a public footpath which crosses through the paddock. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

### Directions

From Malmesbury, follow the A429 towards Cirencester to reach Crudwell. Enter the village and locate Wyke House on the left hand side just before the Wheatsheaf Inn.  
Postcode SN16 9ET  
What3words: ///couriers.quality.visitors







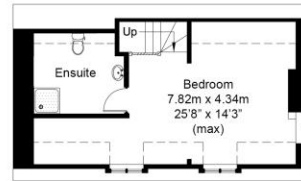


**Wyke House, The Street, Crudwell, Wiltshire**

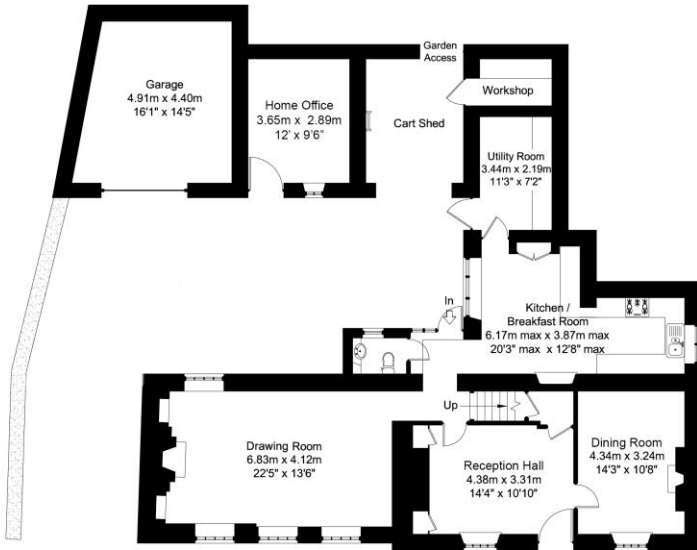
Gross Internal Floor Area Approx :-  
 House 213 sq metres / 2292 sq Feet  
 Office 42 sq metres / 452 sq Feet  
 Garage 21 sq metres / 226 sq Feet  
 Total 276 sq metres / 2970 sq Feet



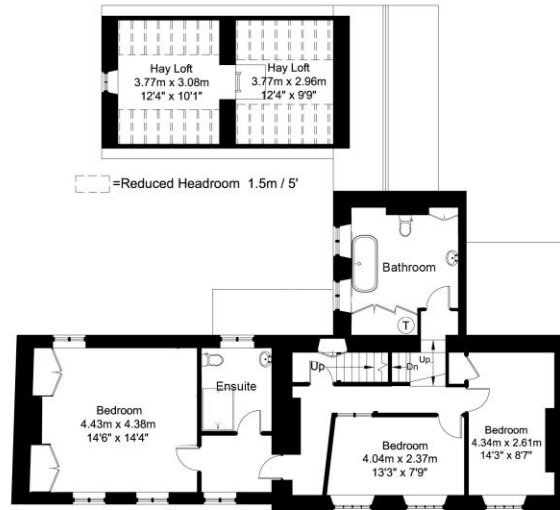
This plan is for identification purposes only. Not to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



**Second Floor**



**Ground Floor**



**First Floor**

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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