



## 2, Brookside, Crudwell

## Price Guide £460,000

An excellent family home (1559 sq ft) in popular village between Malmesbury and Cirencester.

3 bedrooms, family bathroom with separate shower. Hall, cloakroom, large sitting room, conservatory, dining room, well fitted kitchen. Former garage (254 sq ft) now providing a boot room, store room and workshop. Enclosed garden, driveway parking.





# 2 Brookside, Crudwell

## The Property

Built in the 1970's, this detached home enjoys an east-west orientation and has been much improved over the years. Having previously been rewired and replumbed, the current owners have installed an air source heat pump which generates an index-linked income of £335 per quarter until the end of 2028. They have also refitted the generously proportioned family bathroom. There is engineered oak flooring in the hall, dining room and kitchen, and the drive has been block paved. A decked seating area in the left hand corner of the rear garden is strategically placed to catch the setting sun.

## The Accommodation

The front door leads into a hall with a shelved larder cupboard straight ahead. On the right a door leads into the dining room, which in turn has a door into the large sitting room at the rear. From here there are double doors into a UPVC conservatory, and in turn the garden. To the left of the hall an arch leads into the well fitted kitchen which has a recently replaced range cooker with extractor over and a built-in microwave. The wine fridge, dishwasher and fridge are all integrated, and there is a fitted water softener. An opening off at the rear leads to an inner hall with under-stair cupboard, a door to the store room and the cloakroom, which also has space for the washing machine. On the first floor there is a generous landing with the airing cupboard housing the pressurised hot water cylinder. There is also access to the loft which has a drop-down ladder. Both double bedrooms have one wall of fitted wardrobes, while the third bedroom has been cleverly designed with a raised bed-deck, desk unit and wardrobe. The well appointed family bathroom includes a separate shower.

## Outside

Block paved drive with parking for several cars. There is a surrounding laurel hedge and established flower bed under the dining room window. The enclosed rear garden has a patio area,

lawn with surrounding borders and enjoys a high degree of privacy. In the top corner is a raised decked seating area. Air source heat pump, rainwater butt and cold water tap.

## Former garage

Double doors at the front lead to a BOOT ROOM with a door through to the STORE ROOM which has access to the inner hall. A further door continues to the WORKSHOP at the rear with a window and door to garden. All three areas have power and light.

## General

Mains water, electricity and drainage are connected. Air source heat pump feeding radiators and providing hot water. Council Tax band D - £2,192.19 payable for 2024/25. EPC rating band D - 61.

## Location

Crudwell is a popular village on the Wiltshire and Gloucestershire border, on the edge of the Cotswolds. It is situated some 3 miles north-east of Malmesbury and 7 miles south-west of Cirencester, both of which cater for everyday shopping requirements, and have a Waitrose. The village has a primary school and an active village hall with play area. There are two pubs including the award winning Potting Shed, and two Hotels. All the neighbouring towns have primary and secondary schools, together with a number of private schools within a 15 mile radius. There are excellent transport links with Kemble station providing a direct line to London, and the M4 and M5 motorways are both readily accessible.

## Directions to SN16 9EJ

Proceed north towards Cirencester on the A429. On reaching Crudwell, just after the traffic lights turn left into Tuners Lane. The entrance to Brookside is a short distance on your right.

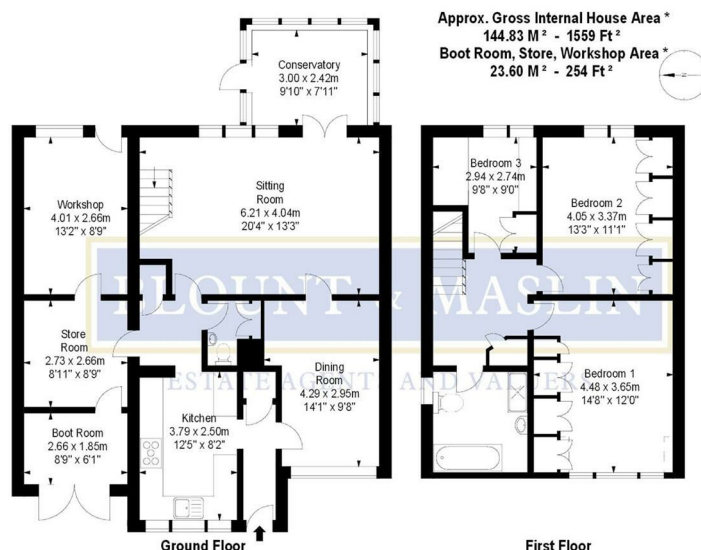


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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