



Period Detached Family Home

Hankerton Field Cottage , Crudwell Road, Malmesbury, SN16 9RY

Guide Price £1,250,000

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Detached House with Annexe

Crudwell nr Malmesbury

- Detached Period Property
- Rural Position set in 0.66 of an Acre
- 4/5 Bedrooms & 3/4 Receptions

Located between Malmesbury and Crudwell, with open views to the east over the neighbouring Charlton Park Estate. This period property dates from the mid-19th Century and much improved by the current owners over the last 21 years. The plot is generous extending to some 0.66 of an acre. The property boasts period features coupled with modern finishes, these include Oak worksurfaces and Limestone flooring. There is a new Oak framed garage and log store that was put up in 2016. Hankerton Field Cottage is an ideal home for modern working from home with superfast broadband connected.



THE PROPERTY

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THE ACCCOMMODATION

The heart of the home is the newly fitted bespoke kitchen / breakfast room, this room benefits from Oak work surfacing and shelving. It is open to a study area and in turn the family room beyond. The dining room benefits from two pairs of Cotswold stone arched French doors to the mature gardens. The drawing room is triple aspect with feature log burning stove. there is also a study/ bedroom, plus utility and boot room to complete the ground floor. The First Floor comprises of four bedrooms with a master bedroom to three elevations and bespoke fitted wardrobes. There are three further double bedrooms, A period feel family bathroom that includes a larger cast-iron bath.



OUTSIDE

Twin electric gates lead into the large parking and turning area. There is a mature area of garden to the front of the property that is normally reserved for holiday. There is a principal main southerly facing lawn to the rear elevation, privacy is afforded by mature trees and hedging. There is also gated access to the public footpath at the rear, this leads through the Charlton Park Estate.

LOCATION

Positioned four miles from Malmesbury and just one mile from Crudwell, the former caters for everyday shopping and amenities that includes a modern Waitrose store. The 12th Century Abbey and Dyson HQ provide an interesting mix of period and modern. Neighbouring Crudwell provides two hotels and two public houses plus primary school. Kemble railway station is approx. 5.1 miles to the east, this provides access to Paddington (80 mins approx) Cirencester, Bath, Tetbury and Cheltenham are no more than a 35-mile radius.

GENERAL

The property is Freehold, there is mains electricity connected, central heating is via oil. The annexe and separate accommodation benefits from an air-source heat pump that provides hot water and underfloor heating. Council tax band G with an annual charge of £3,195.37 (payable for 2021/2022). The annexe is rated for EPC purposes as a C 71.

THE MAIN HOUSE

4/5 Bedrooms, Family Bathroom, Separate Shower Room, 3/4 Reception Rooms, Kitchen, Utility, Cloakroom and Boot Room.



THE ANNEXE (STUDIO'S)

Two Open Plan Interconnecting Studio's with Living Room/ Bedrooms Wet Room Shower's, Kitchenettes, Underfloor Heating plus Integrated Double-Glazed Blind System.

THE LOFT

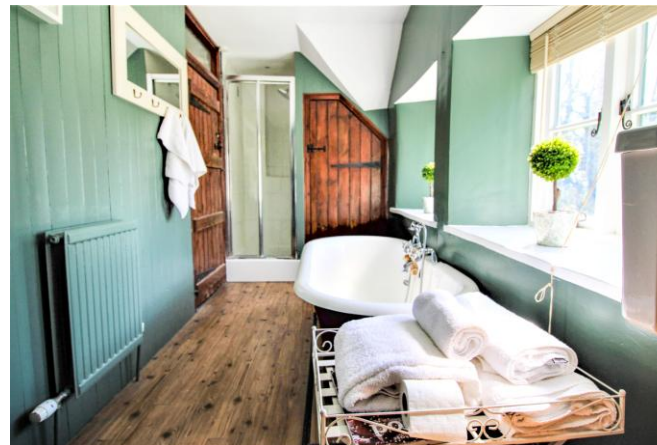
Open plan studio with bedroom and living room, plus separate shower room. The Annexe & Loft space generate an income of £36,000.00 per annum (accounts available on request).

THE GARAGE

Open and Close, Bay Oak frame garage, plus driveway and additional parking.

DIRECTIONS

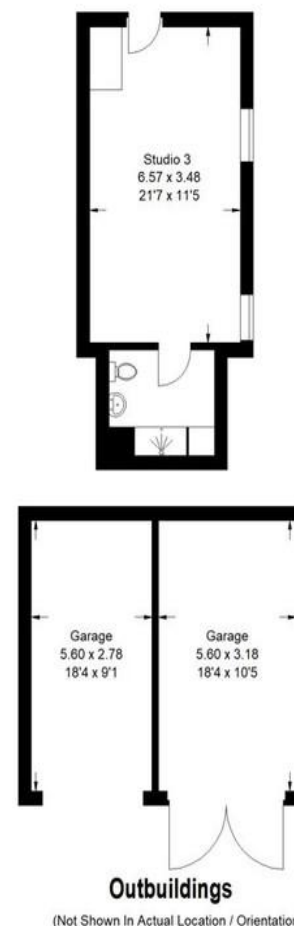
From Malmesbury proceed north towards Crudwell on the A429. Continue past Charlton Park past the crossroads signposted Charlton and Long Newton. After the unmarked Lane on your right-hand side (denoted by a footpath sign), The entrance to the property is marked with white posts.



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Illustration For Identification Purposes Only. Not To Scale (ID492276 / Ref:67967)



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Tim Stanley
 Sales Manager, Cricklade



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