

THE PADDOCKS

Murcott, Crudwell, Malmesbury, Wiltshire SN16 9EX



MOORE ALLEN
& INNOCENT

Fielder & Jones

THE PADDOCKS

£885,000

Murcott
Crudwell
Malmesbury
Wiltshire
SN16 9EX

An individual detached stone built cottage benefiting from extended accommodation providing great flexibility and further potential. Set within private landscaped gardens with an orchard and paddock, in all totalling 1.8 acres. This unique property benefits from a variety of outbuildings, the largest of which could convert to ancillary accommodation. Enjoying this peaceful rural setting in the hamlet of Murcott, close to the popular village of Crudwell.

Set back behind mature trees and hedgerow The Paddocks is well screened creating a private environment, a gated gravel driveway sweeps in and provides ample parking.

This impressive home blends a wealth of period features with the flexibility of three reception rooms and a home office, along with the favoured open plan kitchen/diner format and the function of a large boot room, utility and w/c, perfect for an active family lifestyle.

The kitchen is fitted with bespoke units, a butler sink, built in dishwasher, finished with solid maple flooring and benefits from a pantry and inset range cooker. There is ample room for a dining table and soft seating, creating the heart of this home. French doors open out to a patio beneath a pergola that is surrounded by mature planting creating the ideal environment for outside dining.

There is a well-proportioned dual aspect dining room with a beamed ceiling, a snug/study also with exposed beams and an open fireplace. The generous sitting room was a later extension; this good size room also has character features such as a dressed stone fireplace housing a wood burning stove and a box window with seating. The adjoining home office has useful built-in storage.

Two staircases lead to the first floor, a hallway to the rear of the sitting room leads to the principal bedroom suite with two walk-



in wardrobes and a modern design en-suite shower room. The other three double bedrooms are served by a family bathroom and accessed by the main staircase from the entrance hallway. One of the bedrooms conveniently links with the principal bedroom.

The current owners have over many years invested in the beautiful formal garden; the focal point is a large pond surrounded by deep planted borders, well-tended lawns and paved patios, providing a retreat in which to sit and relax. Beyond this lies an orchard, paddock, woodland and a useful variety of outbuildings, all bound by a mix of trees and shrubs creating a private and secluded environment.

Property Information

SERVICES

All mains services are connected to the property with oil fired central heating and a private drainage system. Telephone subject to the usual BT transfer regulations. EPC Band D (56).

OUTGOINGS

Council tax band 'F' 2020/21 Charges £2,654.05.

LOCAL AUTHORITY

Wiltshire Council, 0300 456 0100.

TENURE

Freehold offering vacant possession upon completion.

LOCATION

The delightful hamlet of Murcott is situated between Cirencester and Malmesbury, just on the outskirts of the larger village of Crudwell. Crudwell is situated between Cirencester and Malmesbury and has a strong community spirit, an 'Outstanding Ofsted' 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 which has a frequent service to both London Paddington and Cheltenham.





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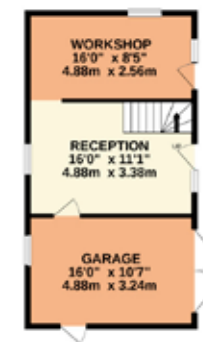
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Ground Floor
Approx Floor Area
124.6 SQ.M (1342 SQ.FT.)



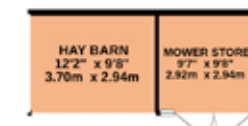
First Floor
Approx Floor Area
104.2 SQ.M (1122 SQ.FT.)



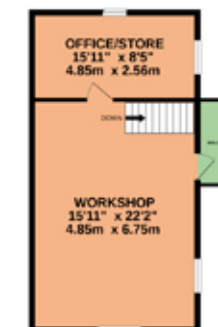
Garage / Outbuilding
Approx Floor Area
44.7 SQ.M (482 SQ.FT.)



Outbuildings
Approx Floor Area
26.9 SQ.M (290 SQ.FT.)



Outbuilding
Approx Floor Area
19.5 SQ.M (210 SQ.FT.)



Garage First Floor
Approx Floor Area
45.2 SQ.M (486 SQ.FT.)



Total Approx Floor Area 228.0 SQ.M (2454 SQ.FT.)

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

