



13 The Dawneys, Crudwell, Malmesbury, SN16 9HE  
£450,000

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Nestled in the charming village of Crudwell, Malmesbury, this delightful link-detached house offers a serene retreat with stunning panoramic views of the surrounding countryside.

The picturesque village location enhances the appeal of this residence, allowing you to enjoy the tranquillity of rural life while remaining conveniently close to local amenities. The garage/ workshop present an excellent opportunity for hobbyists or those in need of additional storage space, making this property as practical as it is inviting.

Whether you are looking to unwind in the beautiful garden or explore the scenic walks that the countryside has to offer, this home is perfect for those who appreciate nature and a close-knit community. With its blend of comfort, functionality, and breathtaking views, this property is a rare find in the heart of the Wiltshire. Do not miss the chance to make this charming house your new home.

#### Entrance Hall

2'9" x 4'5" (0.85 x 1.36)

uPVC entrance door, window to side

#### Living Room

11'10" x 17'5" (3.62 x 5.33)

Window to front, log burner, radiator, double doors to dining room

#### Dining Room

10'5" x 10'1" (3.18 x 3.08)

Sliding doors to garden





### **Kitchen**

8'0" x 12'4" (2.45 x 3.78)

Window to front, window to side, units at eye and base level, integrated electric fan oven, integrated microwave, gas hob with extractor over, one and a half basin sink, integrated slimline dishwasher, integrated under counter fridge, space for under counter freezer

### **Hallway**

9'10" x 2'9" (3 x 0.85)

Understairs storage cupboard, stairs to first floor, door to garage

### **Bedroom Three / Study**

9'10" x 10'1" (3 x 3.08)

Sliding doors to garden, radiator

### **W.C. / Utility**

4'8" x 5'6" (1.43 x 1.7)

WC, wash basin, space and plumbing for washing machine

### **Stairs & Landing**

Large storage cupboard, doors to bedroom two and bathroom

### **Bedroom One**

14'9" into 16'4" x 13'1" into 6'2" (4.5 into 5 x 4 into 1.9)

Panoramic countryside views, radiator

### **Bedroom Two**

12'5" x 14'6" (3.8 x 4.44)

Window to front, radiator

### **Bathroom**

4'7" x 18'2" (14'9" to shower) (1.4 x 5.55 (4.5 to shower))

Two windows to side, jacuzzi bath, walk in shower, WC, wash basin, heated towel rail, over stair storage cupboard, door to bedroom one

### **Garage**

8'9" into 9'2" x 29'6" (2.68 into 2.81 x 9)

Power & light, door to front, door to rear garden

### **Rear Garden**

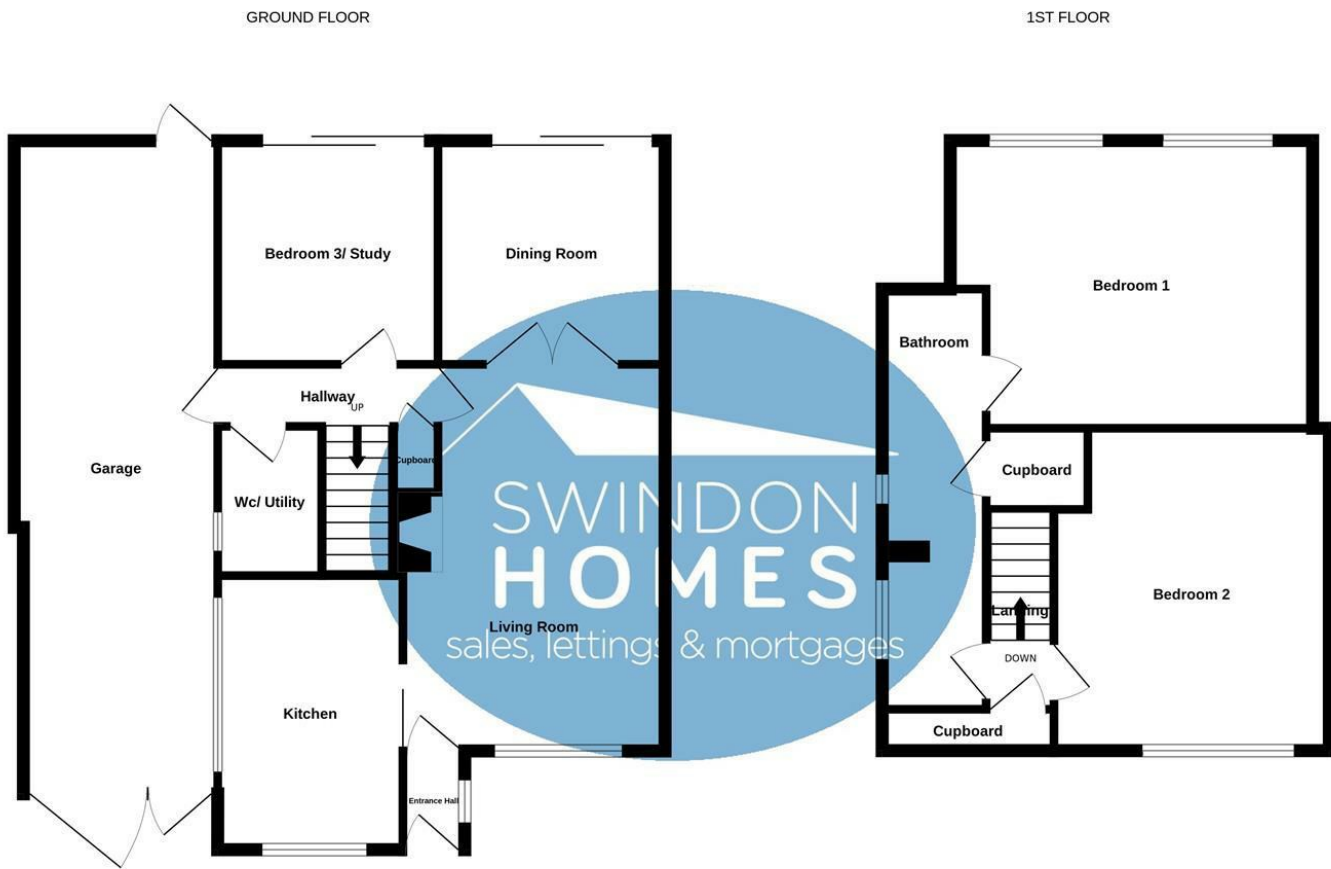
private rear garden with patio area, lawn, LPG tank

### **Parking**

Driveway parking for one car







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	