ADKINS

Holmbury Murcott Lane, Crudwell, Malmesbury, SN16 9EU

Welcome to Holmbury – a charming detached home set within a generous plot in the desirable parish of Crudwell. Featuring three bedrooms, two bathrooms, mature gardens and ample parking, this versatile property enjoys a peaceful setting in one of North Wiltshire's most sought-after locations.

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Key Features

3 Bedrooms

2 Bathrooms

2 Receptions

Description
Nestled within the heart of the desirable parish of Crudwell, Holmbury offers a wonderful opportunity to acquire a spacious and versatile detached home set within a generous plot.

Originally constructed as a bungalow and thoughtfully extended over the years, the property now provides flexible accommodation arranged over two floors. At the heart of the home is a superb sitting room extending from the front to the rear of the property, creating an impressive open-plan living space with French doors opening onto the rear garden. A separate dining room provides the perfect setting for family meals and entertaining, whilst the kitchen is complemented by a useful boot room offering direct access to the garden.

The ground floor also benefits from a double bedroom with en-suite facilities, making it ideal for guests, multi-generational living or those seeking ground-floor accommodation. Characterful terracotta-style floor tiles flow through much of the ground floor, adding warmth and charm to the living spaces.

To the first floor are two further bedrooms and a family bathroom, providing comfortable and flexible accommodation for a variety of lifestyles. Useful eaves storage is also available, helping to maximise practicality and make excellent use of the available space.

Outside, the property is approached via a generous driveway providing off-road parking for approximately three vehicles. The mature gardens wrap around the home and offer a delightful mix of lawns, established planting and seating areas, creating a peaceful environment in which to relax and enjoy the surrounding countryside setting.

Holmbury combines the charm of village living with flexible accommodation and generous outside space, creating a wonderful home in a truly enviable location.

Parking
To the front, a spacious driveway provides off-road parking for approximately three vehicles, offering both practicality and convenience whilst complementing the property's attractive frontage.

Essentials
Freehold
Electric heating and hot water system
Drainage: Mains drainage
Council Tax: Wiltshire Council - Band D (£2,411.23 for 2026/27)
EPC Rating: F

Property Condition
We are informed that the property has been rewired and the kitchen was renewed in 2019. There are some remedial works required in the main bathroom. We ask that buyers carry out their own inspections into any of these related works.

Location
Crudwell is widely regarded as one of North Wiltshire's most desirable parishes, offering a wonderful balance of countryside living and community spirit. The village is home to a highly regarded primary school, village hall and church, together with an excellent selection of local amenities including a country hotel, restaurant, B&B and the renowned gastro pub, The Potting Shed.

Its thriving social calendar includes popular events such as the annual Crudwell 24-Hour Bike Ride and the much-loved Strawberry Fayre. Just a short distance away, Murcott Farm Shop has become a favourite destination for locals and visitors alike, offering fresh local produce, delicious food and excellent coffee.

The nearby market towns of Malmesbury and Cirencester provide an extensive range of amenities, whilst Kemble Station offers direct rail services to London Paddington, making the area particularly attractive to commuters and those seeking a village lifestyle without compromise.

Sellers Comments

Viewings
Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

Agents Notes
These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance
In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

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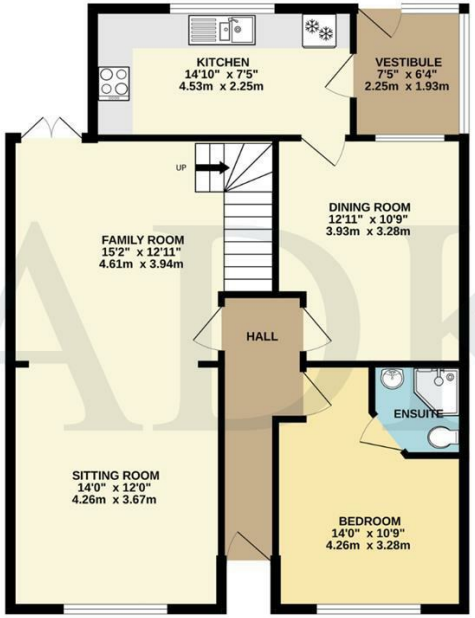
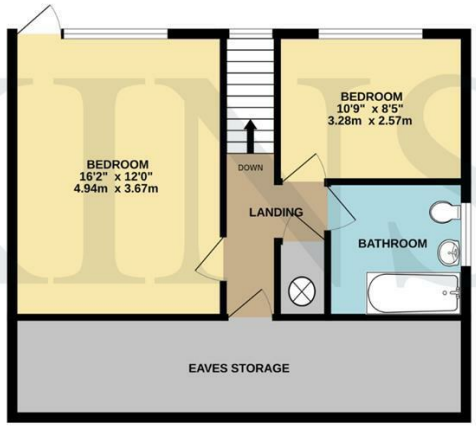
Floor Area: 1270.15 sq ft

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

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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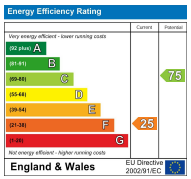
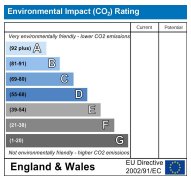
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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