

9 Kings Meadow, Crudwell, Malmesbury, SN16 9HT



Welcome to Kings Meadow - We are pleased to offer the unique opportunity to purchase this extended and improved FOUR BEDROOM detached home. Located in this popular close in Crudwell | Malmesbury. Owned by the current owners for more than 22 years, the property benefits from a large south facing rear garden and solar panels that provide free energy. ** Viewing is highly recommended **

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

Description

Built by Marlborough Homes in 1985, the property is located at the end of the close which includes 10 other 4/5 bedroom detached properties.

Entered via the front door into a welcoming entrance hallway with space under the stairs for storage. There's a study, cloakroom and further reception room.

The kitchen/breakfast room has been refitted and improved by the current owners and offers many built-in appliances such as; oven, hob, extractor, dishwasher and fridge. The utility room is very spacious and provides further storage, work surface and space for a washing machine and tumble drier. With a window and a door to the garage and to the rear garden.

The sitting room has been extended with full length bi-fold doors which bring the 'outside in'. The views of the garden are impressive, while the bifolds provide easy access to the rear garden and terrace.

The first floor briefly comprises of the principal bedroom with en-suite bathroom, three further bedrooms and a family bathroom. There is further potential for adding a further accommodation in the loft space, subject to planning regulations.

Exterior

The front gardens are mainly laid to lawn with mature trees.

The rear garden is impressive and very well kept, facing south with a large patio terrace for outside dining and entertaining. Mainly laid to lawn with mature trees and shrubs, there is an excellent degree of privacy. The current owners have a fish pond with a pretty water feature, this can easily be removed should the new owners not prefer to keep it. There's access and storage space to the sides of the property.

Garage & Driveway

With three garages, the existing double garage has been extended to add a further garage. All three garages are open-plan with electric roller shutter front doors operated by remote control, and an internal access door to the utility room. The level driveway offers parking for several vehicles.

Council Tax

Wiltshire Council - 0300 456 0109: Valuation Band F: £3,019.45

Essentials

Freehold - The windows and doors are UPVC double glazed, the village doesn't have mains gas, so central heating and hot water are supplied by electricity. EPC Rating: F

The current owners invested into solar panels on the rear roof (which faces south). We are informed that the feed in tariff supports the annual energy costs fully often with a credit balance being paid to the owners. In short, the owners do not pay any energy costs annually.

Area

This beautiful village of Crudwell nestles between Malmesbury and the historically important town of Cirencester, once the centre of Roman Britain, and now the “Capital of the Cotswolds” For a small Cotswold village, Crudwell boasts a very welcoming and active community. With a popular primary school, two great pubs, two hotels and a church. There's also a modern village hall which hosts many events like the 24 hour bike ride attracting riders from far and wide. The strawberry fair which takes place annually on the village green adjacent to the primary school.

With Kemble train station only a short drive away, with direct commuter routes to Gloucester, Cheltenham, Swindon, Reading and London Paddington (1hr 13mins)

Cirencester 9 miles - Kemble 3 miles - Malmesbury 8 miles - Stroud 15 miles - Tetbury 5 miles

Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Fine & Village is the Premium Brand of ADKINS Property in Cirencester - We look forward to hearing from you soon 01285 239486 or 07851 111800

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Agents Notes

We inform our potential tenants that these letting details have been prepared as a general guide. The room sizes are to be taken as a guide and not relied upon for measuring for furniture etc.

Social Media

Like and Share our posts and receive notification when new listings become available @adkinsproperty @fineandvillage

Market Appraisals

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.

Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

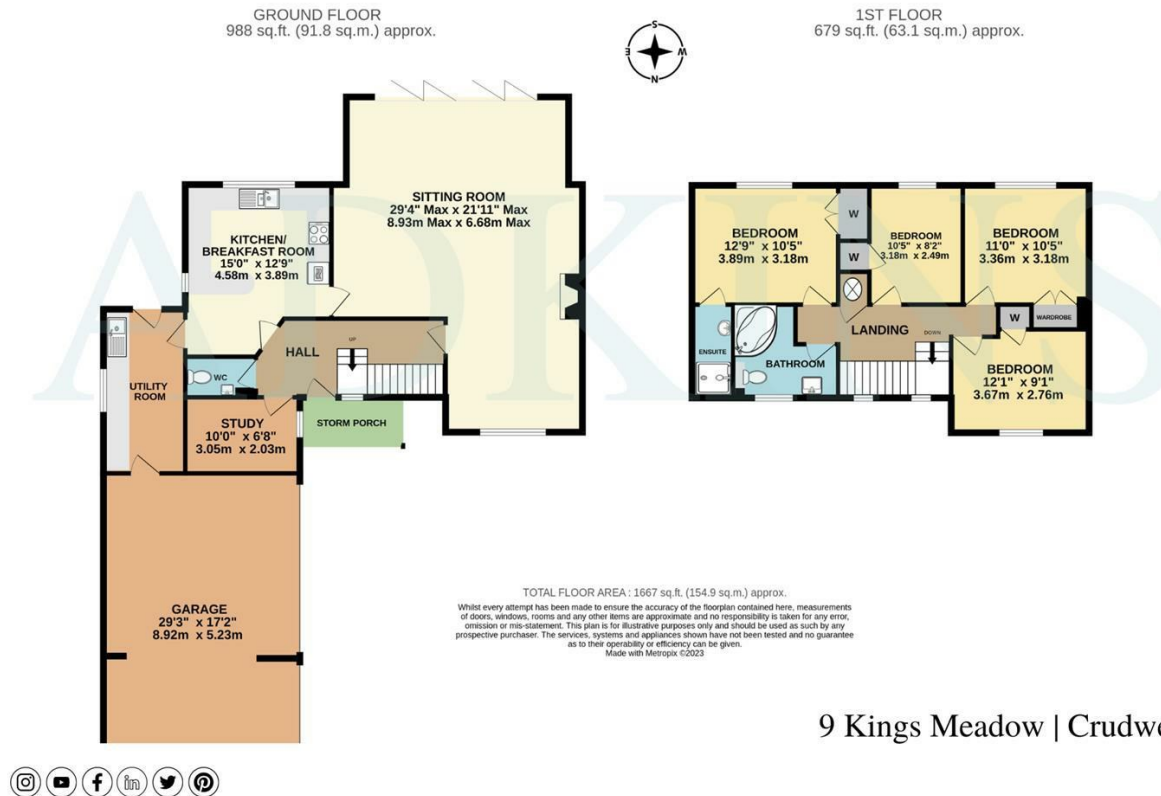






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Floor Area: sq ft



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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