

# The Old Byre

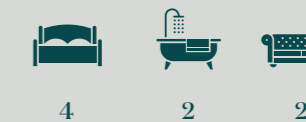
Crudwell, Malmesbury, Wiltshire





A beautiful and stylishly converted barn complex on the edge of a desirable village with courtyard parking, a garage, an extensive terrace and a garden with open country views.

Kemble 4 miles (mainline station London Paddington 75 minutes), Malmesbury 4 miles, Cirencester 8 miles  
M4 Jct 17 (Chippenham) 9.5 miles (All distances and times are approximate)



### Summary of accommodation The Old Byre









Dining/reception hall | Sitting room | Kitchen breakfast room | Four bedrooms with en suite bath or shower rooms

Garage | Parking | Extensive gardens

About 0.3 an acre

## Situation

Times and distances are approximate.

-  Oaksey post office, shop and community store Malmesbury.
-  The Wheatsheaf and The Potting Shed.
-  Kemble station to London Paddington (70 mins) and Cheltenham.
-  Crudwell Primary School, Malmesbury, Cirencester and Beaudesert Park.
-  Excellent walking and riding on the extensive network of footpath and bridleways across North Wiltshire.
-  Newbury, Cheltenham and Bath. Eventing, polo and hunting in the locality.
-  Oaksey Golf Club, Cirencester and Minchinhampton.
-  Cotswold Water Park.



## The Old Byre

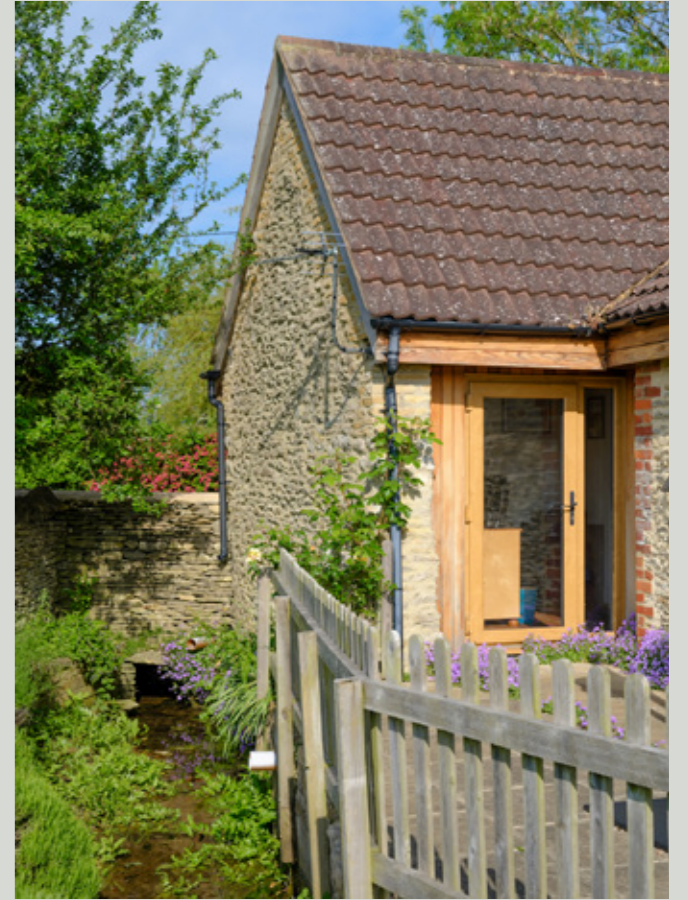
The Old Byre is an attractive former Cotswold stone barn converted to a high standard. It provides versatile living and entertaining spaces and is situated on the edge of Crudwell village not far from the historic market town of Malmesbury and Tetbury.

Formerly two barns, the property is now linked with a fabulous glass corridor. The traditional barn has fine natural stone columns, exposed beams, and spacious rooms under the clay tile roof. Across the gravelled courtyard is a more contemporary barn with further accommodation and views out over the extensive terrace and private gardens.

The use of natural stone, red brick and timber provides a stylish edge of village country home in the quiet corner of this sought-after North Wiltshire village.

The property is finished to a high standard with double glazing, zone heating and 12 solar panels (FiT with EDF c £500 pa).





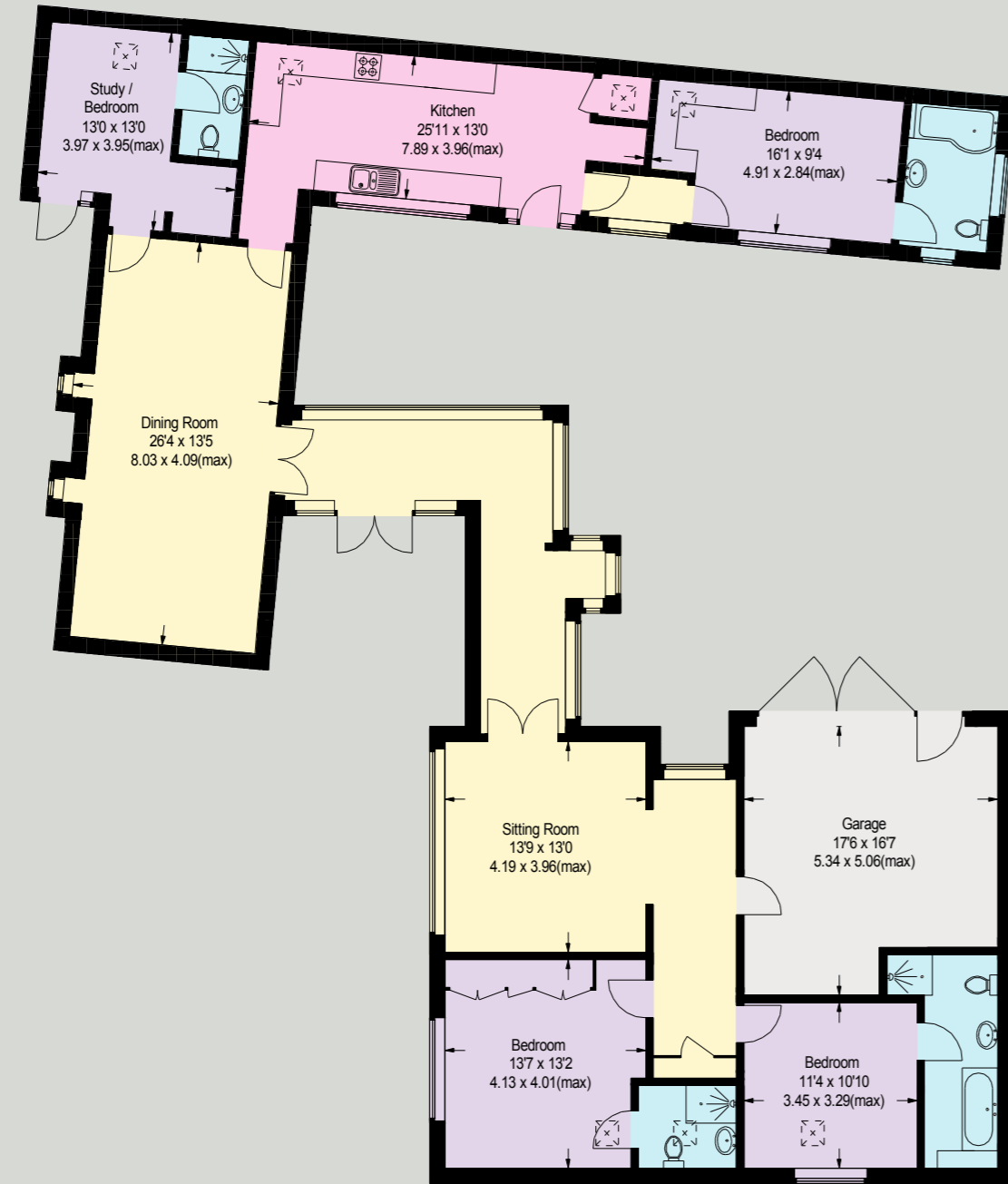
## Gardens and Grounds

Outside is an extensive gravel-covered courtyard with parking that is accessed directly from the quiet village lane. There is a secure garage linked to the house that could be converted for further accommodation, a studio or similar.

Beyond and to the south of the more modern barn is a large paved patio, then over the stream open lawns divided into two areas which all overlook open countryside.

In all about 0.3 an acre.

Approximate Gross Internal Floor Area  
 Total: 201.8 sq m / 2,172 sq ft (Including Garage)



Note: This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721.

## Property Information

**Services:**

Mains water, drainage and electricity, Oil central heating and hot water.  
 Fibre broadband available.

**Tenure:**

Freehold.

**Local Authority:**

Wiltshire District Council

**Council Tax:**

Band G

**EPC:**

Band D

**Postcode:**

SN16 9EY

**What three words:**

/// mouth.dockers.snipe

**Guide Price**

£895,000

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated: June 2024. Photographs dated: June 2024. Capture Property 01225 667287.

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