

Quelfurlong House

Crudwell, Nr. Malmesbury, Wiltshire



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Crudwell 0.75 miles • Kemble Station 2.6 miles • Cirencester 7 miles
Tetbury 6 miles • Malmesbury 5.8 miles • Cheltenham 23 miles
Bath 29.8 miles • Bristol 34.2 miles • M4 (J17) 10.2 miles
(All distances and times are approximate)

A handsome and conveniently placed country house providing exceptional family accommodation

Entrance Hall • Drawing Room • Sitting Room • Dining Room
Office • Kitchen/Breakfast Room • Cloakroom • Utility Room

6 Bedrooms • Dressing Room/Bedroom 7
4 Bath/Shower Rooms

Gardens • Ample Parking • 5 Garages • Outbuildings

Description

Quelfurlong is a substantial family house which sits centrally in its grounds of about an acre. A house of good proportions it provides versatile accommodation over three floors which is perfect for family living. The present owners have made significant changes although there is still cope to make further improvements. The high ceilings and large windows give a wonderful feeling of space and allow plenty of natural light to flood the house. The double glazed windows are complemented by partial under floor heating and radiators.

The part glazed front door opens into an impressive hall which extends the full depth of the house. The symmetrical layout affords two excellent reception rooms to the front, both being dual aspect and having stone fireplaces. Virtually opposite the kitchen/breakfast room (with Aga) is the dining room, again with a stone fireplace. Also on the ground floor is an office, walk-in pantry, utility room and a cloakroom. A side door leads from a parking area into a boot/coats space which extends into the main hall.

An elegant staircase rises to the first floor where there is a light and spacious landing with views out to the front and onto open countryside. On this floor there are four bedrooms although a fifth has been sacrificed to provide an en suite dressing room, potentially a further bathroom. There are also three bath/shower rooms, two being en suite. On the second floor there are two further double bedrooms and an en suite bathroom.

The property is approached through an automated gateway with a short drive extending to either side of the house. On one side is the garaging with work shop and space for 4 cars. A further former garage is situated on the opposite side and is now used as a party barn. In addition there is a stone built garden store. The part walled is a 'blank canvas' which will enable the purchaser to create a garden to their own design and layout.



Situation

Quelfurlong House lies between the villages of Crudwell (1 mile) and Kemble (2.5 miles). The former includes a parish church, two hotels and two public houses including The Potting Shed which is highly regarded, Kemble supports a general stores/post office, Parish Church and an active community hall Both villages support good primary schools as does Oaksey Primary School which is also nearby.

The lovely ancient town of Cirencester is the nearest market town (about 3.5 miles) and provides an excellent range of boutiques, shops, services and amenities. In addition to the two superstores (Waitrose and Tesco) there is also a cottage hospital, leisure centre and tennis, cricket and rugby clubs for all ages. Other local sporting opportunities include sailing and fishing at the Cotswold Water Park, boating on the river Thames, gliding at Aston Down and 18 hole golf courses at Cirencester, Minchinhampton and South Cerney.

Communications are first class with there being a regular rail service from Kemble to London Paddington, taking approximately 70 minutes. The A419/417 from Cirencester provides direct access to both the M4 and M5, whilst the Fosse Way links the area to the East Midlands. There is also a good selection of schools in the area, both state and private. The latter includes Westonbirt, Beadesert Park, Hatherop Castle, Rendcomb College as well as the schools and Colleges in Cheltenham. In Cirencester the well regarded state schools include Deer Park, Kingshill and Cirencester College, and there is easy access to the renowned Grammar Schools in Cheltenham and Stroud.

Directions (SN16 9SL)

From Cirencester take the A433 Tetbury Road and after about 1½ miles fork off to the left onto the A429 Malmesbury Road. Continue along this road for 5 miles. At this point turn left for Chelworth and the property will be seen immediately on the left hand side.

Tenure

Freehold.

Services

Mains water and electricity, oil fired heating. Private drainage.

Local Authority

Wiltshire County Council.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewings

Strictly by appointment with Savills.



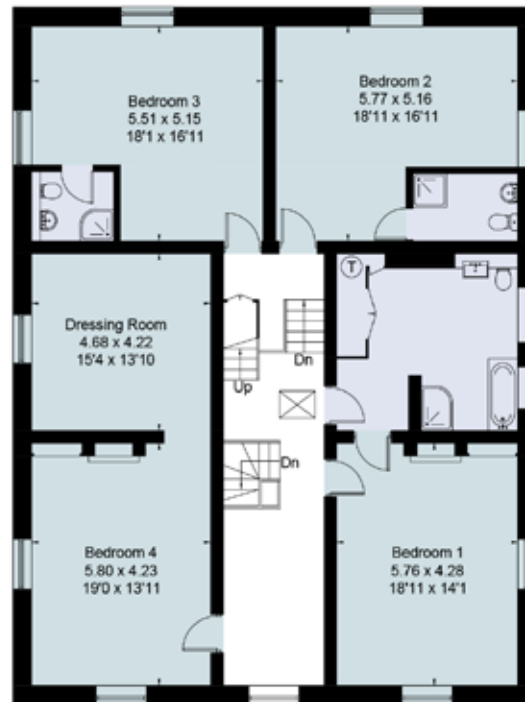
Approximate Area = 434.8 sq m / 4680 sq ft (Excluding Void)
 Garage = 65.9 sq m / 709 sq ft
 Outbuildings = 43.9 sq m / 472 sq ft
 Total = 544.6 sq m / 5861 sq ft
 Including Limited Use Area (7.3 sq m / 78 sq ft)
 For identification only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-45) F		
(31-38) G		
Not energy efficient - higher running costs		
	57	71
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



Second Floor

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