




# Cruck House

Shalbourne, Wiltshire

**STRUTT  
& PARKER**

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## A stunning Grade II listed period village house with fantastic contemporary interiors

A beautifully styled and maintained historic house with professionally designed lovely garden with far reaching views



**2-3  
RECEPTION  
ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PARKING**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,260 SQ FT**



**£1,495,000**



### The property

Cruck House is a charming period cottage which has been completely renovated by the current owners in recent years. The house now offers stylish and contemporary interiors creating a modern and spacious feel, yet perfectly in balance with the character of the original building.

There is a delightful double-aspect sitting room with an attractive inglenook fireplace and wood burning stove, original beams, and a door opening out to the terrace and garden. Beyond the sitting room there is a neat study area, as well as a cosy snug/family room, which also benefits from a lovely fireplace and wood burning stove. The kitchen/breakfast room is fitted with a range of bespoke cabinets, a butler's sink and an electric range cooker with induction hob, and there is plenty of space for a large dining table. The kitchen leads through to the downstairs shower room/utility room, and a separate boot room with extensive fitted storage. The ground floor has attractive stone tiled floors throughout.

The property has been re-designed upstairs to create four good sized bedrooms, two spacious, modern bathrooms both with underfloor heating, and a second study area. There are fantastic views from the three bedrooms overlooking the garden.

### Outside

The beautiful garden at Cruck House is an important feature of the property and extends to approximately 0.35 acres. It has been cleverly designed to create different areas of lawn surrounded by smart gravel paths, box hedging, yew topiary and flower borders, as well as a number of attractive specimen trees. There is a wide terrace running along the back of the house from which to enjoy the wonderful views across the south-westerly facing garden to the countryside beyond. There is a useful outbuilding currently used as a log store and studio, and which could potentially be used as an office if required, subject to any necessary planning permission. A driveway to the side of the property provides parking for two vehicles.





## Location

Cruck House is situated in the very popular village of Shalbourne, close to the shops and amenities available in Hungerford, and surrounded by beautiful rolling countryside. The village offers excellent local facilities including a village shop/post office, pub, tennis club and cricket club. There are direct trains into London Paddington from both Hungerford and Great Bedwyn stations, and the popular market town of Marlborough offers a range of cafes, restaurants and boutique shops, as well as a cinema and weekly market. Newbury caters for most other day-to-day needs. Road and rail communications are very good with easy access to the M4 (J14) and the A34, providing fast links to London, Heathrow Airport and the West Country. There is a wide choice of schools in the area including Inkpen primary school, St Francis Pewsey, Cheam, Marlborough College, St John's Marlborough, Dauntsey's and Downe House. Dauntsey's school provides a bus service that picks up and drops off in Shalbourne.

## Distances

- Hungerford 5 miles
- Great Bedwyn 3 miles
- Marlborough 9 miles
- Newbury 13 miles
- M4 (J14) 7 miles
- 
- **Nearby Stations**
- Hungerford (Paddington from 48 mins)

## Key Locations

- Village shop and pub
- Walking on the Ridgeway
- Newbury racecourse

## Nearby Schools

- St Francis Pewsey, Pinewood, Farleigh
- Downe House
- Marlborough College
- Dauntsey's





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 2,260 sq ft (211 sq m)  
 Outbuilding internal area 286 sq ft (27 sq m)  
 Total internal area 2,517 sq ft (234 sq m)  
 For identification purposes only.

## Directions

SN8 3QH

What3words: ///neatly.district.evolve

## General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage.

Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

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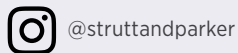
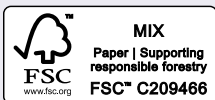
## Newbury

55 Northbrook Street, Newbury RG14 1AN

**01635 521707**

newbury@struttandparker.com

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