

Orchard View



Detached home • Extended, reconfigured and refurbished • Modern kitchen dining room • Utility room • Separate bathroom & shower room • Integral garage • Driveway parking • South westerly facing rear garden • EPC D

Orchard View

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

An extended, reconfigured and refurbished detached home offering beautifully presented and flexible accommodation, set within the desirable Gloucestershire village of Kempsford.

The accommodation is arranged over two floors with ground floor currently comprising entrance porch, generous hall, two double bedrooms, Jack and Jill shower room, sitting room, modern kitchen dining room opening out the rear garden, utility room and integral garage. The first floor offers two further double bedrooms and a modern family bathroom.

Outside, to the front is ample driveway parking leading to the garage. While to the rear is an enclosed, landscaped rear garden benefitting from a south westerly aspect and side pedestrian access.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Kempsford is a small village situated on the edge of the Cotswolds in the beautiful Coln Valley. It is in the eastern section of the Cotswold Water Park, an extensive complex of over 100 lakes created from gravel extraction.

The George is the local village pub, the Water Park offers a wide range of water and land-based activities and is also nationally recognised as an important conservation and wildlife study area. Kempsford has a thriving community and the Kempsford Church of England Infant and Primary School which has strong ties with Farmor's School at Fairford which is very close by.

Fairford has a comprehensive range of amenities that serve the town and its surrounding area.

There is a range of shops in the centre of the town for which there is ample free parking. There is also a regular market every Wednesday. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre and many local clubs and organisations.

Directions

Leaving our office head towards the A417 in the direction of Swindon. Exit at the Spine Road Junction and at the roundabout take the second exit signed towards Down Ampney. Continue through Latton until you reach another roundabout, take the first exit and follow this road through to Kempsford. Turn right into High Street. Turn left into Chapel Road and the property can be found on the left hand side.

Services & Tenure

The tenure is freehold.

Local Authority

Cotswold District Coucil

Council Tax Band E

Our reference

CIR/SW/CDH/15052025

We'd love to hear from you

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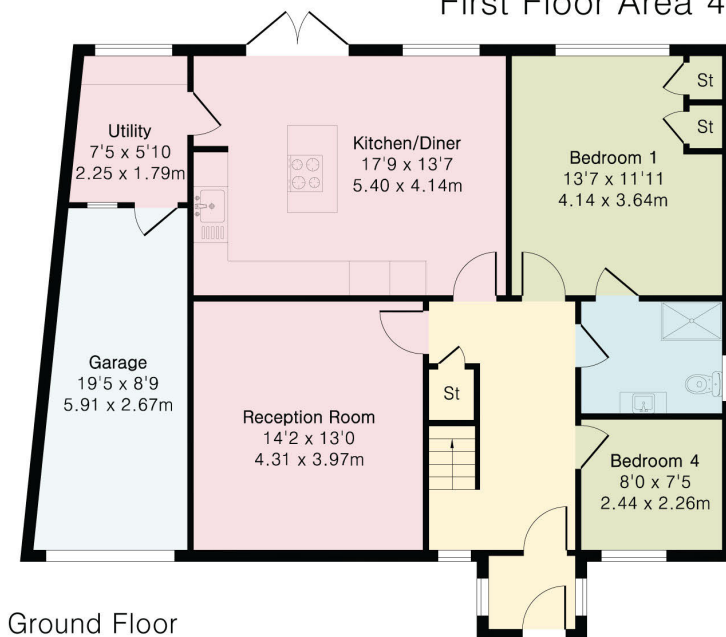




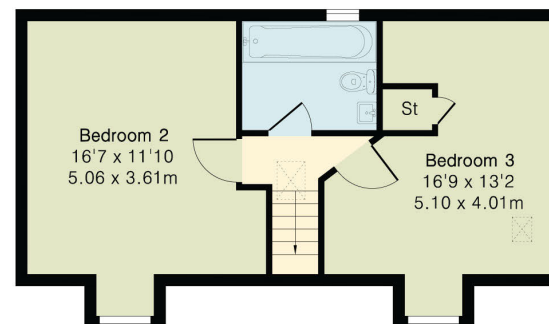
Approximate Gross Internal Area 1522 sq ft - 141 sq m

Ground Floor Area 1076 sq ft – 100 sq m

First Floor Area 446 sq ft – 41 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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