

# PerryBishop

PROPERTY MADE PERSONAL

**Hazel View**, Kempsford, Fairford, Gloucestershire, GL7 4FA



Modern semi-detached home • Three bedrooms • Sitting room with bay window • Modern fitted kitchen dining room • Family bathroom & ground floor cloakroom • Ample off street parking & single garage • Generous landscaped rear garden • EPC B



# Hazel View,

Kempsford, Fairford, Gloucestershire, GL7 4FA

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

An immaculately presented modern three bedroom semi-detached home benefitting from ample off street parking, single garage and a generous landscaped rear garden. The property was built by Charles Church in 2016 and makes up part of this small development within the desirable village of Kempford, midway between Cirencester and Swindon.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with stairs off to the first floor, sitting room with bay window, inner hallway, cloakroom and modern fitted kitchen dining room with double doors out to the rear garden.

At first floor level the landing leads to the three well-proportioned bedrooms serviced by a family bathroom.

Outside there is generous gravelled driveway parking which

leads to the attached single garage, gated side access leads to a private landscape garden.

## 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. Kempford has a thriving community and the Kempford 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 left and continue for around 4 miles, with Mount Pleasant turning in to Top Road with Hazel View being the first turning on the right hand side.





**Services & Tenure**

The tenure is Freehold.

**Local Authority**

Cotswold District Council

Council Tax Band: C

**Our reference**

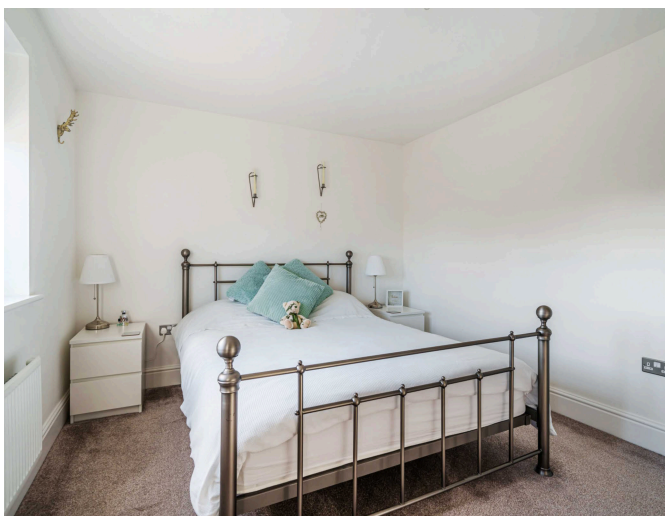
CIR/SW/RN/25102023

**We'd love to hear from you**

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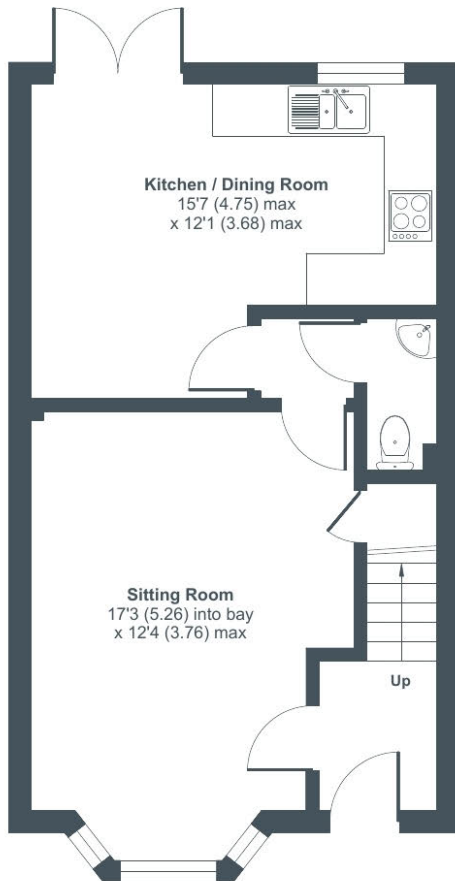
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Approximate Area = 881 sq ft / 81.8 sq m

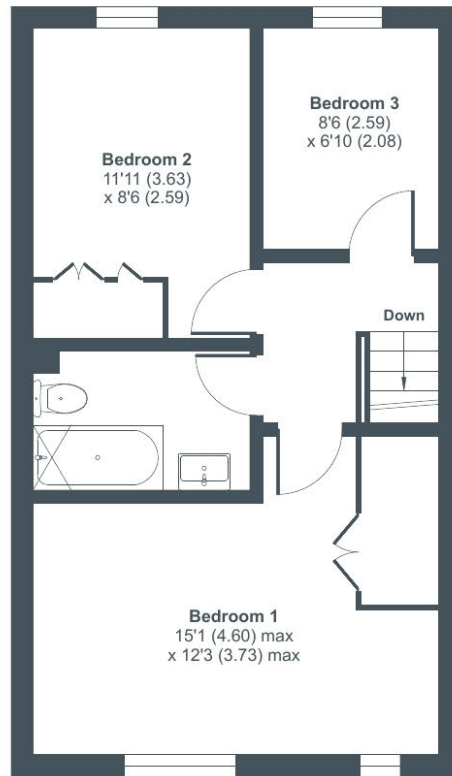
Garage = 179 sq ft / 16.6 sq m

Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1049967



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**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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