

PerryBishop

PROPERTY MADE PERSONAL



The Larches, 2 Middle Farm Court, High Street, Kempford, Fairford, Gloucestershire, GL7 4EY

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Enjoying a tucked away setting
- Substantial four bedroom detached family home
- Sitting room and office
- Wonderful kitchen/family room
- Utility room, cloakroom and boot room
- Generous garden
- Double garage and driveway parking
- EPC: C

About the property

Relishing in a lovely tucked-away position along a gravelled driveway serving just two other executive homes.

Enjoying this most pleasant setting backing onto playing fields, this attractive four-bedroom detached family home is well placed, near a wide range of amenities and facilities. The light and airy accommodation, which has been reconfigured by the current owners, briefly comprises of an entrance porch where double doors lead into the welcoming entrance hall. Here there are stairs to the first floor and a door to the cloakroom. The sitting room is generous in its proportion with a stone fireplace and a fitted gas fire. It enjoys a dual aspect including french doors leading out into the rear garden. There is a separate dining room at the rear. The kitchen/family room is the real hub of this marvellous property. It is generous in its proportion and the kitchen area has an extensive range of wall and base units with working surfaces over, integral appliances, and a centrally located island. There are two sets of french doors leading into the garden with the

family area having ample room for a table or sofa, as desired. There is a separate utility room and a boiler room with space for further appliances.

At first floor level, the landing leads to the four bedrooms and the main family bathroom, which has both a bath and a separate shower. The principal bedroom has the added benefit of an en-suite shower room.

Outside, the property is approached via a gated driveway where there is ample parking for several vehicles. The gravelled drive leads to the attached double garage. There is pedestrian access to the rear garden which is well-enclosed and enjoys a good degree of privacy. It is generous in its size and predominantly laid to lawn with surrounding flower/shrub borders. There is a choice of patios, with one in particular being a covered area, offering a wonderful place to sit, relax or entertain.

Amenities

Kempford 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 A419 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 and turn right into Kempsford's High Street. You will pass the village school and hall on your right hand side and after approximately 100 yards turn left where the property will be found on your left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: G

Our reference

CIR/JC/RN/05042024

We'd love to hear from you

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what the owner said

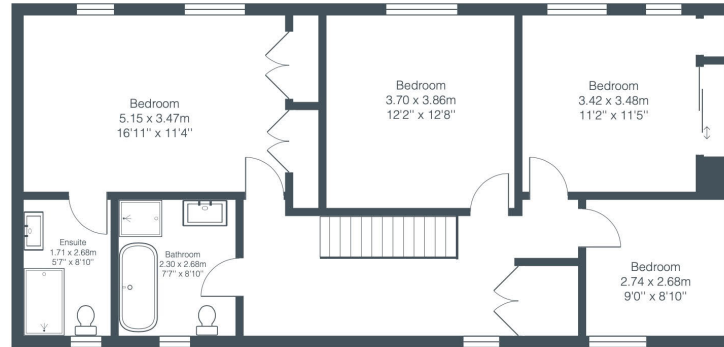
"We love the location of our property. It is in a really safe area with a good school over the road. We've enjoyed many an air show sat on the flat roof above the dining area watching the planes. It has been a happy family home and we'll be sad to leave it but after 14 yrs we're ready for a change."



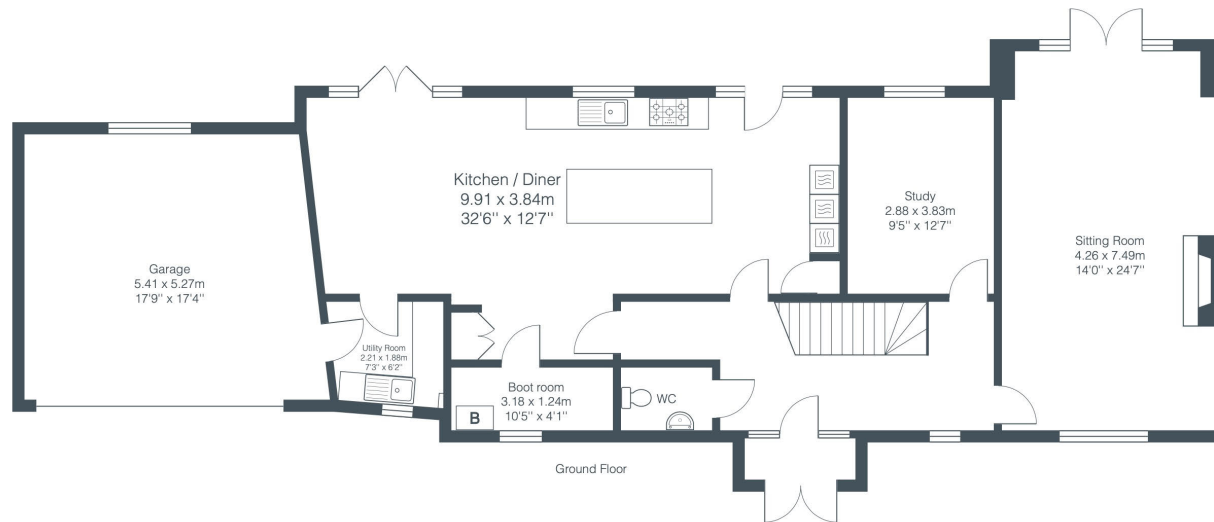








First Floor



Ground Floor

Total Area: 238.7 m² ... 2570 ft²

All measurements are approximate and for display purposes only.

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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.

Gloucestershire • Oxfordshire • Wiltshire

