

Swynford Close, Kempford, Fairford, Gloucestershire, GL7 4HN



Detached home • Three bedrooms • Generous dual aspect sitting room • Fitted kitchen • Private garden • Detached garage and off street parking • Set just off the High Street within the ever popular village of Kempford • No onward chain • EPC TBC

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Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Being sold with no onward chain is this three-bedroom detached home further benefitting from a private garden, detached garage and off-street parking all set off the High Street within the ever-popular village of Kempsford.

The accommodation is arranged over two floors with the ground floor comprising an entrance hall, cloakroom, generous dual-aspect sitting room, and fitted kitchen. The first floor offers three bedrooms and a family bathroom.

Outside, gated side access leads to the rear garden which wraps the house on three sides. A secondary pedestrian gate leads from the garden to a drive providing off-street parking and access to the detached single garage.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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, continue to The George pub and the turning for Swynford Close is directly opposite the pub on the left hand side.

What 3 Words: [///clinic.hush.fully](https://www.google.com/maps/@51.755,0.515,15z)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/12082024

We'd love to hear from you

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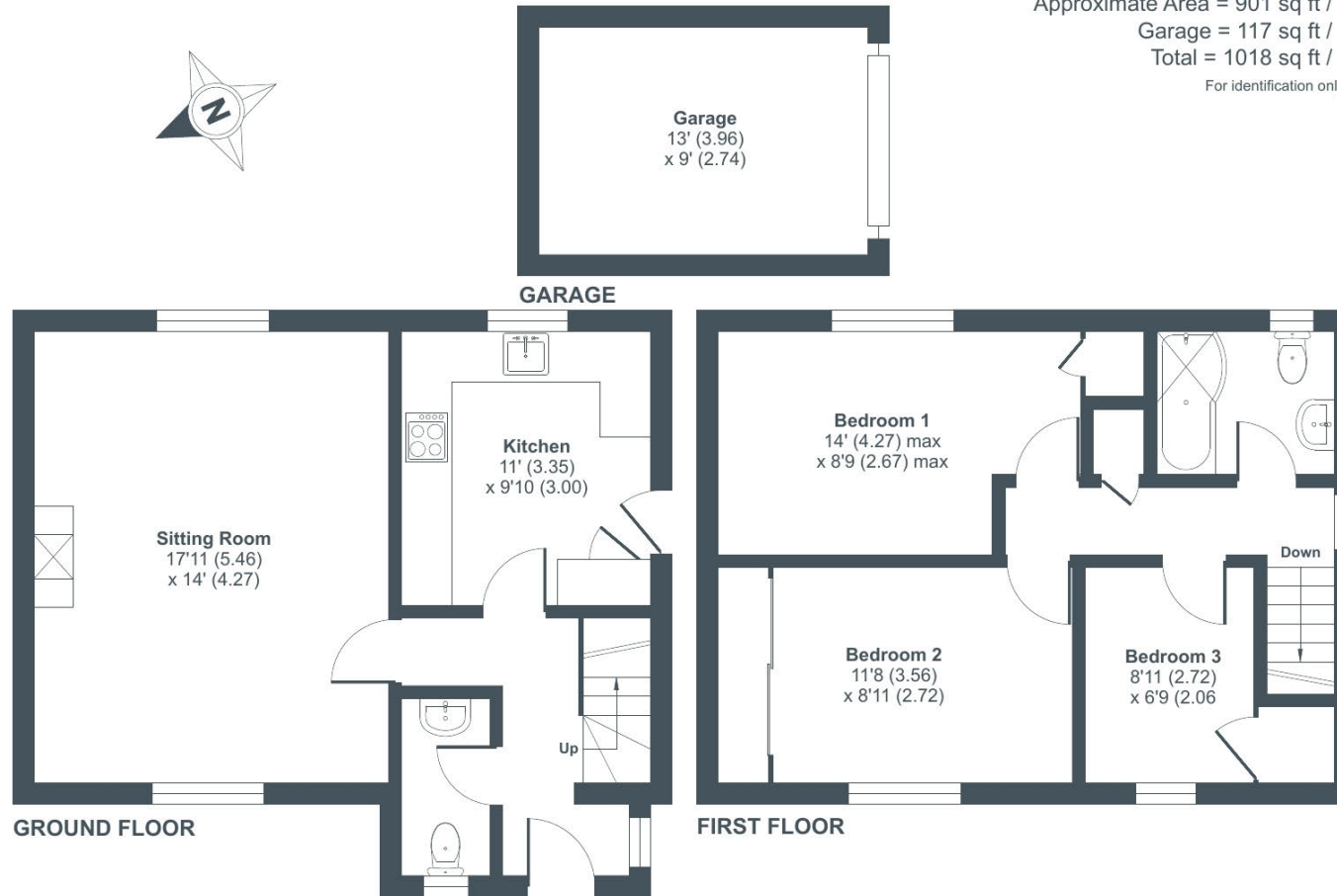
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Approximate Area = 901 sq ft / 83.7 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheconom 2024. Produced for Perry Bishop. REF: 1168914



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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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