

Holford Crescent, Kempsford, Gloucestershire, GL7 4EP



Well maintained detached property • Three Generous Bedrooms • Kitchen and Dining Room •
Single garage and parking • Mature garden • EPC C •

Holford Crescent

Kempsford

Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

About the property

Perry Bishop are delighted to present this attractive detached three-bedroom family home, offering spacious, well-balanced accommodation and a generous rear garden.

The property is entered via a welcoming entrance hall. To the left is a bright dual-aspect sitting room featuring a fireplace and French doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. To the right of the hall is a separate dining room, which leads through to a well-appointed fitted kitchen offering a good range of storage and worktop space.

On the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Outside, the property enjoys a generous rear garden with a paved terrace, a level lawn and a garden shed, providing plenty of space for families and outdoor entertaining. The property also benefits from a garage, offering secure parking or useful additional storage.

A well-maintained home with bright accommodation, generous outside space and a practical layout, ideally suited to modern family living.

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 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.

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.

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, follow this road until you reach the turning for Ham Lane which is on the left. Turn here and then turn left into Holford Crescent where the property can be found at the end on the right hand side.

What 3 Words [///unimpeded.silly.nearly](#)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas





Local Authority
Cotswold District Council
Council Tax Band - D

Our reference
CIR250111
16th July 2026

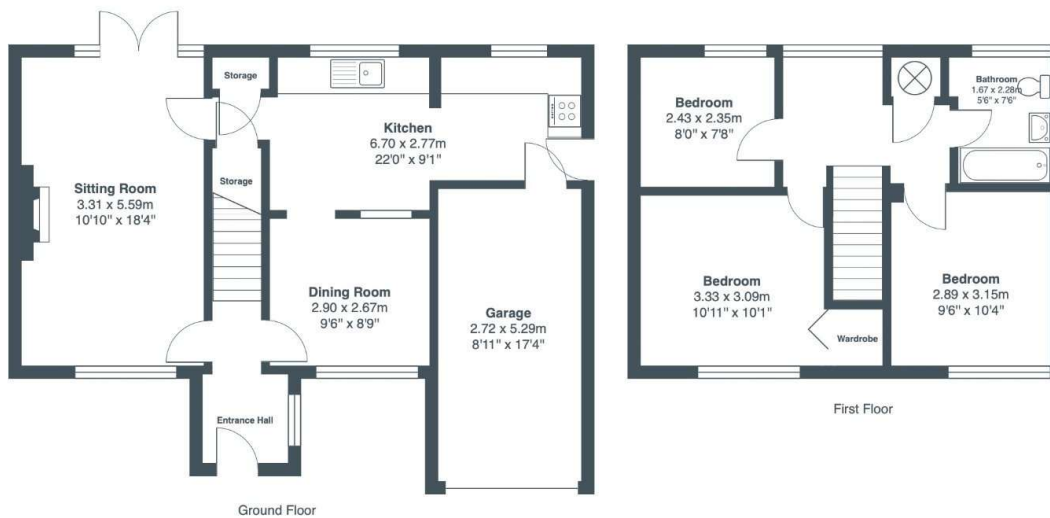
We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk



what the owner said

Our parents bought the property c1974, moving from London, and it was our much loved and treasured family home for many years until we moved out as adults, but revisited often with our own families. There is a wonderful and supportive village community which we and our parents enjoyed for many years through their working lives, raising a family and then into retirement which is why the location and house is so special to us. They lived there for over 50 years, which is testament to how much they enjoyed the house and Kempford





Total Area: 106.6 m² ... 1148 ft²

All measurements are approximate and for display purposes only

PerryBishop
PROPERTY MADE PERSONAL

perrybishop.co.uk

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

