

# PerryBishop

PROPERTY MADE PERSONAL



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**Top Farm** Kemble, Cirencester, Gloucestershire, GL7 6FA

# Top Farm

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## Key Features



- Four generous bedrooms
- Sitting room and separate dining room
- Spacious kitchen/family room
- Cloakroom and utility room
- Two principle en suite bedrooms with dressing area
- Family bathroom
- Private enclosed rear garden

## About the property

Located within the highly regarded Top Farm development by Bovis Homes, this exceptional family home enjoys a prime position in the ever-popular village of Kemble. The property is ideally situated close to local amenities, beautiful countryside walks, and Kemble Station, which provides direct services to London Paddington.

Occupying a generous plot, the house is immaculately presented throughout and offers light, airy, and well-proportioned accommodation arranged over two floors.

The property is entered via a spacious entrance hall with stairs to the first floor and access to a cloakroom. The sitting room features a wood-burning stove and French doors opening onto the enclosed rear garden, creating an ideal space for both relaxation and entertaining. There is a separate dining room, while the impressive kitchen/family room forms the heart of the home. The kitchen is fitted with an extensive range of wall and base units, complementary work surfaces, integrated appliances, and a central breakfast island.

The adjoining family area provides ample space for dining and seating and benefits from bi-fold doors and French doors leading out to the garden. A door from the kitchen opens into a utility room with its own external access. The ground floor further benefits from underfloor heating throughout.

To the first floor, the landing provides access to four double bedrooms and a family bathroom with a separate shower. The two principal bedrooms both enjoy walk-in wardrobes and en-suite shower rooms.

Outside, a driveway provides ample off-street parking and leads to a double garage positioned to the side of the property. A pedestrian gate gives access to the rear garden, which is well enclosed and enjoys a good degree of privacy. The garden is mainly laid to lawn with a generous patio area ideal for outdoor dining and entertaining, as well as a sunken terraced area offering a peaceful and secluded retreat.

## Amenities

Kemble is a small village approximately four miles from Cirencester. It has good road links to Cirencester, Malmesbury, Chippenham and Swindon including M4 and M5 and also boasts a mainline railway station, with access to London Paddington being approximately one hour away.

The village has many services to offer; there is a primary school, local pub and a local store.

## 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

From our office in Cirencester take the A429 towards Kemble and Malmesbury. Continue to the village of Kemble, Top Farm can be found on the left-hand side. Turn into the development and the house can be found on the left-hand side.

What3Words /// earphones.shirtless.storms

### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating - Oil

### Local Authority

Cotswold District Council  
Council tax Band - G

### Our reference

CIR250231  
9th January 2026

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 655355  
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



### *what the owner said*

A lovely family home with excellent proportions, in an amazing location. It has great access to the wonderful Cotswold countryside and by train to London.





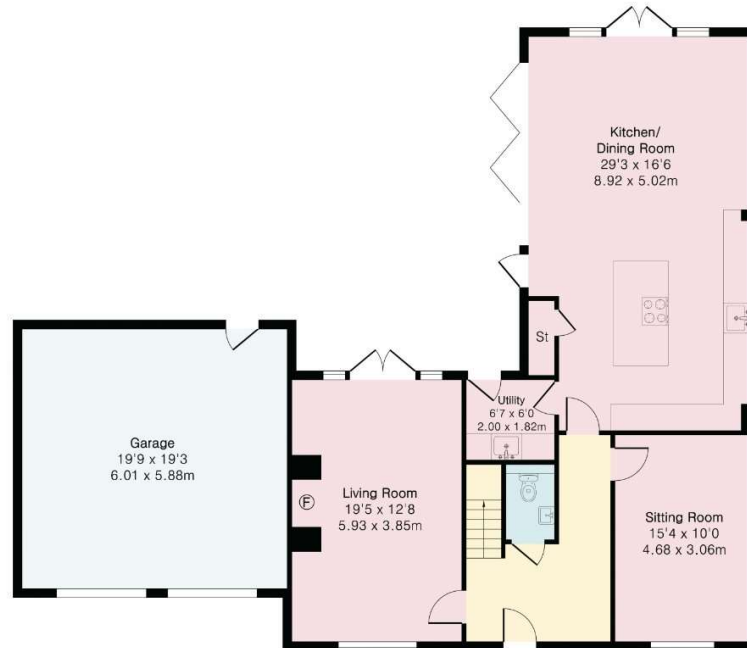


**Approximate Gross Internal Area 2164 sq ft - 202 sq m  
(Excluding Garage)**

Ground Floor Area 1082 sq ft – 101 sq m

First Floor Area 1082 sq ft – 101 sq m

Garage Area 380 sq ft – 35 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.











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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.

