

# PerryBishop

PROPERTY MADE PERSONAL




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Kemble, Cirencester, GL7 6AZ

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Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

- Individual detached house
- Open plan kitchen/ dining/ family room
- Bifold doors to the garden
- Four double bedrooms
- Master with en-suite shower room
- Sitting room with log burner
- Family bathroom with bath and separate shower
- Garage and ample off street parking

## About the property

A substantial and stylish four-bedroom detached home in the edge of the popular village of Kemble.

This impressive four-bedroom detached family home has been thoughtfully extended, reconfigured, and refurbished to a high standard, offering spacious, modern, and versatile living accommodation throughout. Set on the edge of the desirable and well-connected village of Kemble, the property is perfectly positioned close to local amenities, schools, and scenic countryside walks.

Arranged over two floors, the home is accessed via an entrance hall with stairs to the first floor and a convenient cloakroom. The heart of the home is the stunning open-plan kitchen/dining/family room, featuring a central island, integrated appliances, and bi-fold doors opening onto the private rear garden-ideal for both family life and entertaining. This space flows effortlessly into a playroom with a wood-burning stove, and through to a separate lounge with patio doors, enhancing the indoor-outdoor connection. Upstairs, the property offers four generous double bedrooms. The principal bedroom benefits from a contemporary en-suite, while the remaining bedrooms are served by a family bathroom with both a bath and separate shower.

Externally, and in addition to the main house there is a home gym/office/studio and includes its own cloakroom, offering a perfect solution for remote working or creative pursuits. In addition there is a large shed which has power and lighting.

To the front, the property benefits from ample driveway parking and access to a single garage. A charming wildflower garden adds to the home's appeal.

The enclosed rear garden is mainly laid to lawn, providing a private and secure space ideal for children to play or for outdoor dining and entertaining.

To the side of the property, there is a generous plot of land, currently laid to lawn and bordered by mature trees and shrubs, offering further potential for landscaping, development\*, or recreation.

This beautifully presented family home offers an exceptional lifestyle opportunity on the edge of a sought-after village location. With generous living space, contemporary finishes, and superb outdoor areas, it is ideally suited to modern family life.

\*subject to the necessary planning permissions.

## 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.

## Amenities

Kemble is a thriving 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 combined Post Office and local store.

Kemble Airfield, on the edge of the village, was once home to The Red Arrows aerobatic display team but now serves general aviation and is also host to other local events.

## Directions

From our office in Silver Street, turn right into Castle Street and follow the road to the left into Sheep Street. At the fork take the right hand lane towards the mini roundabout. Take the second exit and at the large roundabout take the third exit heading towards Tetbury. At the next



roundabout take the second exit signed Tetbury, and take the turning left towards Kemble. Continue along the A429 through Kemble and after the Cotswold Airport turn right into The Firs. The property is on the right hand side.

What3Words /// lightly.converter.deduct

#### Services & Tenure

The tenure is freehold. Mains electricity is understood to be connected. There is a private water supply from Chelworth Water Company Ltd, £370.00 per annum, and a private sewer on Kemble business park, £500.00 per annum.

#### Local Authority

Wiltshire District Council.

Council Tax Band E.

#### Our reference

CIR/SM/CDH/08092025

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

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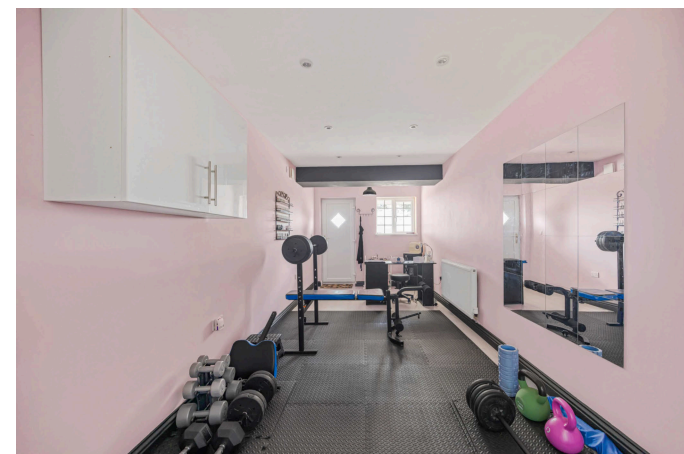
### *what the owner said*

"The sun rise in the morning from the kitchen window and master bedroom balcony and the two wings to the upstairs layout"

"The outside space consisting of allotment, wild flower garden, wildlife and ¼ acre which allows the children to explore"

Being self contained here with gym, workspace, log stores numerous parking spaces and plenty of room to host"

"The location allows easy access to numerous villages and towns all within 5-10mins - Kemble, Malmesbury, Cirencester, Tetbury, South Cerney, Crudwell."





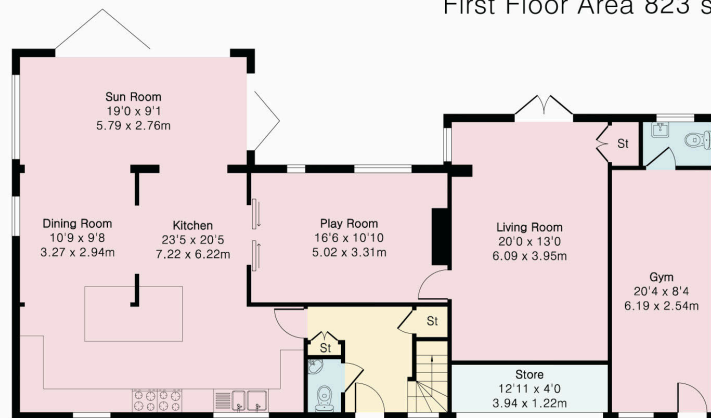




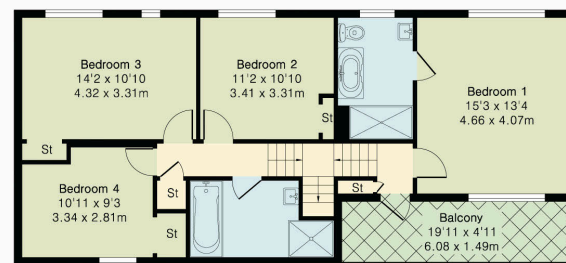
**Approximate Gross Internal Area 2260 sq ft - 210 sq m**

Ground Floor Area 1437 sq ft – 134 sq m

First Floor Area 823 sq ft – 76 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.

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Gloucestershire • Oxfordshire • Wiltshire

