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PROPERTY MADE PERSONAL



20 Windmill Road Kemble, Cirencester, Gloucestershire, GL7 6AL

Guide Price £575,000

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Kemble, Cirencester, Gloucestershire, GL7 6AL

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Extended Four-Bedroom Family Home
- Impressive Open-Plan Kitchen/Dining Room
- Cosy sitting room with Log Burner
- Principal Bedroom with En-Suite
- Stunning Rear Garden
- Driveway Parking
- Sought-After Cotswold Village

About the property

An attractively improved and extended four-bedroom end-terrace family home, ideally situated within this sought-after Cotswold village, enjoying excellent access to both Cirencester and Malmesbury, whilst Kemble's mainline railway station, with direct services to London Paddington, is just a short walk away.

The property offers spacious, well-balanced accommodation arranged over two floors. A wide entrance hall leads to a comfortable sitting room featuring a log burner, which flows through to an impressive open-plan kitchen dining room. This superb family space benefits from two sets of glazed doors opening onto the expansive rear garden. The dual-aspect kitchen is fitted with a comprehensive range of modern units, integrated appliances including range cooker and a kitchen island. An adjoining boiler room offers useful utility and storage space.

On the first floor, a generous landing serves the principal bedroom with en-suite shower room, three further well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys attractive gardens to both the front and rear. The front garden has a private driveway

providing off-road parking. The beautifully enclosed rear garden is a particular highlight, offering a private and secure setting that is perfect for both families and keen gardeners alike. Thoughtfully designed with a generous, paved terrace for outdoor dining, a large area of lawn, mature planting and a useful wood store with gated side access, providing an excellent extension of the living space and a wonderful environment to enjoy throughout the seasons.

Overall, this is a spacious and versatile family home in an excellent village location, combining generous accommodation with an exceptional garden and superb transport links to both the Cotswolds and London.

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 combined Post Office and local store as well as an active village hall. The Parish Church recently hosted a Royal wedding. There is also a community garden and allotment that has been granted a lease from the Parish Council for 50 years, until 2072.

Kemble Airfield, on the edge of the village, was once home to The Red Arrows aerobatic display team. The airfield has a museum housing the Bristol Aero Collection, AV8 restaurant and is also host to many other local events.

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.



What 3 words: [///kennels.cocoons.hobble](http://kennels.cocoons.hobble)

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band – D

what the owner said

We love the quiet village and proximity to the countryside with easy walkable access to a mainline train station – straight into London. The convenient Post Office and shop just across the street, and the brand new children's playground at the end of our road, have been fantastic. The people here are welcoming and friendly, with a great community spirit.

We love our light and spacious house and large garden, which we have carefully planted to create shade, dining areas and colour. Our log burner is cosy in the winter months. The size works well for us as a family – 4 bedrooms and a large hallway with library area upstairs and a practical and spacious hallway downstairs. The boiler room is a very handy storage area and great in winter to dry damp clothes. Our kitchen dining area is new and feels fresh, it works as a wonderful entertainment area.



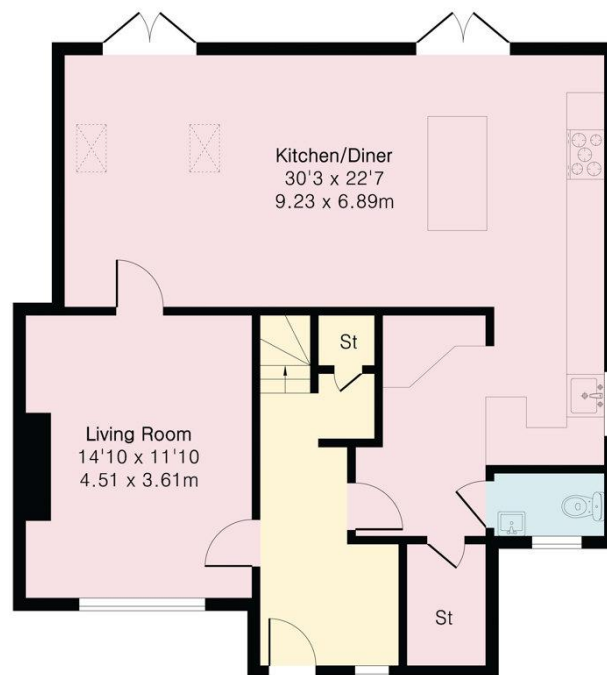




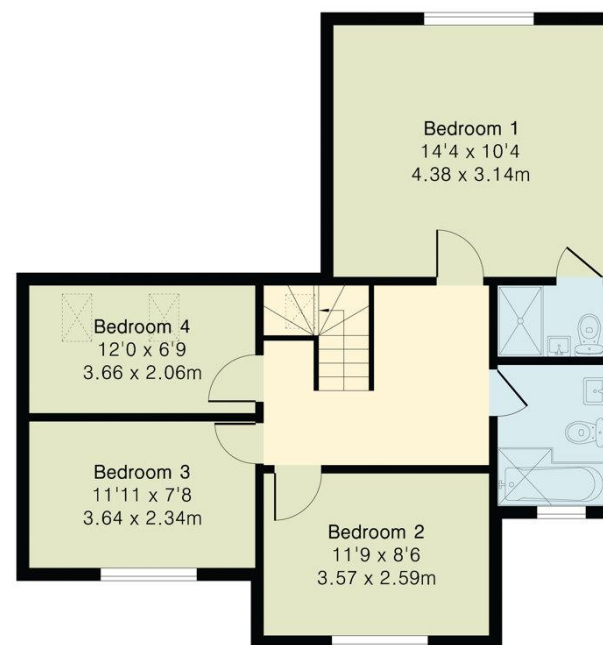
Approximate Gross Internal Area 1548 sq ft - 144 sq m

Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 666 sq ft – 62 sq m



Ground Floor



First Floor

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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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