

# KEWEN HOUSE

Ewen Road, Kemble GL7 6BT



# KEWEN HOUSE

£1,200,000

EWEN ROAD

KEMBLE

GL7 6BT

An impressive individually designed detached house set in mature gardens of 0.85 acres with additional adjoining paddocks totalling 7.69 acres.

This fine home offers spacious and flexible accommodation totalling circa 3000 sq ft. Beautifully presented in a blend of light neutral shades and feature wallpapers, enjoying a great flow to the accommodation to suite modern family living.

The gated gravel driveway sweeps in to the side of the lawned garden, bound by mature planting creating a private aspect. The driveway leads to the double garage and further gravelled parking area. Above the double garage is a room accessed via an external staircase totalling 277 sq ft with velux rooflight.

To the front, the entrance porch leads in to the spacious hallway with cloakroom and under stairs cupboard. Polished tiled flooring flows through into the dual aspect kitchen/diner and with an adjoining family room creates the hub for family living. The comprehensively fitted kitchen is finished in hand painted slate-grey with a wide range of wall and base units complemented by a light coloured worktop, an island provides additional workspace and an area for casual dining. The appliance package includes an integrated fridge, plumbing for dishwasher and freestanding stainless steel finish electric range cooker with matching splashback and extractor hood. There is ample room for a large dining table with French doors opening out to the rear patio. A useful utility room provides a matching range of units and under surface space for washing machine, dryer and freezer also housing the oil fired boiler with stable door opening to the side.

Two further reception rooms are linked by bi-folding doors creating a very spacious and comfortable living environment. Currently utilised as a formal dining room and spacious living room with a triple aspect and French doors opening out to the rear. The focal point is the impressive fireplace housing a wood



burning stove. Completing the ground floor is a home office.

The first floor landing is lit via a velux roof light and benefits from built-in storage, wooden steps lead to the attic store.

A generous master bedroom suite enjoys open views from its dual aspect; comprising a contemporary design en-suite shower room, separate dressing room and walk-in wardrobe.

The second double bedroom, also very spacious has a large en-suite shower room and ample built-in storage. Two further double bedrooms, one benefitting from an en-suite shower room. Family bathroom of three-piece white suite shower over bath, tiled floor and chrome fittings.

## Property Information

### SERVICES

We are advised that mains electricity, water and drainage are connected to the property with oil fired heating. EPC Band C

### OUTGOINGS

Council Tax Band 'G'; charges 2017/18 £2,605.73

### LOCAL AUTHORITY

Cotswold District Council 01285 623000

### TENURE

The property is freehold offering vacant possession upon completion.

### LOCATION

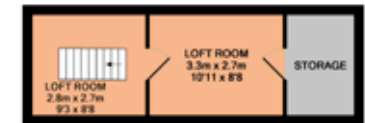
Located 3 miles south of Cirencester between Kemble and Ewen; enjoying a delightful rural setting yet conveniently located for both the mainline railway station in Kemble and the excellent communication links to the M4/M5 accessed at Swindon. Ewen is a characterful village consisting of mainly period cottages surrounded by open countryside and has the renowned gastro pub 'The Wild Duck'. Kemble provides a popular primary school, convenience / PO stores, village hall, public house and playing fields. There a number of local clubs and organisations with many activities catered for within the village hall.

Cirencester c.3miles, Swindon c.16 miles, Cheltenham c.22 miles, Malmesbury c.8 miles, Bristol c.38 miles, M4 Junction 16 c.13 miles & M5 Junction 11a c.23 miles





Second Floor  
Approx Floor Area  
21.6 SQ.M (233 SQ.FT.)



Total Approx Floor Area 272.2 SQ.M (2930 SQ.FT.)



33 Castle Street, Cirencester, Gloucestershire GL7 1QD  
01285 648100 property@mooreallen.co.uk

mooreallen.co.uk

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

