

# PARSON'S PIECE



# PARSON'S PIECE, KEMBLE, GL7 6BD

## A SUPERB VILLAGE HOUSE IN THE HEART OF THE COTSWOLDS.

### DESCRIPTION

Parson's Piece, located down a private drive, is a superb village house offering comfortable living space with privacy.

The entrance hall gives on to the kitchen/dining room, a wonderful space for entertaining family and friends and is without doubt the heart of the home. The large windows overlooking the front and rear gardens allow for plenty of natural light and the Rangemaster is a great addition to the kitchen work space.

An adjacent utility room is a handy extension to the kitchen and gives access to the rear garden. Across the hallway, the sitting room is a generous room with a lovely open fireplace. French doors lead to the timber-framed conservatory overlooking the terrace and rear garden, ideal for indoor/outdoor living. There is also a downstairs cloakroom.

Upstairs, there are four bedrooms and two bathrooms, the master bedroom being en suite. Built-in wardrobes offer plenty of discreet storage.

Outside, the garden (over 0.25 acres) is predominantly laid to lawn and interspersed with herbaceous borders.

To the front of the house is a vegetable garden and lawn area with a selection of wonderful fruit trees. The driveway offers private parking and the double garage sits to the side of the house.

The rear garden is private and spacious and a wonderful spot to relax.

ENTRANCE HALL • CLOAKROOM • UTILITY • KITCHEN/DINING ROOM  
SITTING ROOM • CONSERVATORY • FOUR BEDROOMS • TWO BATHROOMS  
DOUBLE GARAGE • PRIVATE PARKING • GARDEN • TERRACE







## LOCATION

Located in the heart of the village of Kemble, within walking distance of the train station which provides direct fast and easy access to London Paddington, Parson's Piece is ideally situated in the heart of the Cotswolds, close to Cirencester. The vibrant village community is home to a beautiful church, a very handy combined local store and post office, and both a pre-school and primary school. Surrounded by some of England's finest countryside, country walks are on the doorstep. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and the Wild Duck Inn in Ewen, provide superb local dining options.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés, twice weekly markets and its handy well-stocked Waitrose. Sporting opportunities are abundant.

The historic town of Malmesbury is 9 miles away and beautiful Tetbury, with its exceptional arboretum, is only 8 miles away. Both towns offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host

to fabulous literary, jazz and food festivals, and of course horse racing.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Kemble Primary School, Beaudesert Park, Powells, Westonbirt, Hatherop Castle, Malmesbury Church of England School, St Mary's, St Margaret's, Cheltenham College, Marlborough College and Cheltenham Ladies College, to name a few.

*KEMBLE TRAIN STATION 5 MIN WALK  
CIRENCESTER 4 MILES  
TETBURY 8 MILES  
MALMESBURY 9 MILES  
M4 (JUNCTION 15) 21 MILES  
CHELTENHAM 21 MILES*

*All distances and times are approximate*

## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Central heating via air source heat pump.

**Postcode:** GL7 6BD.

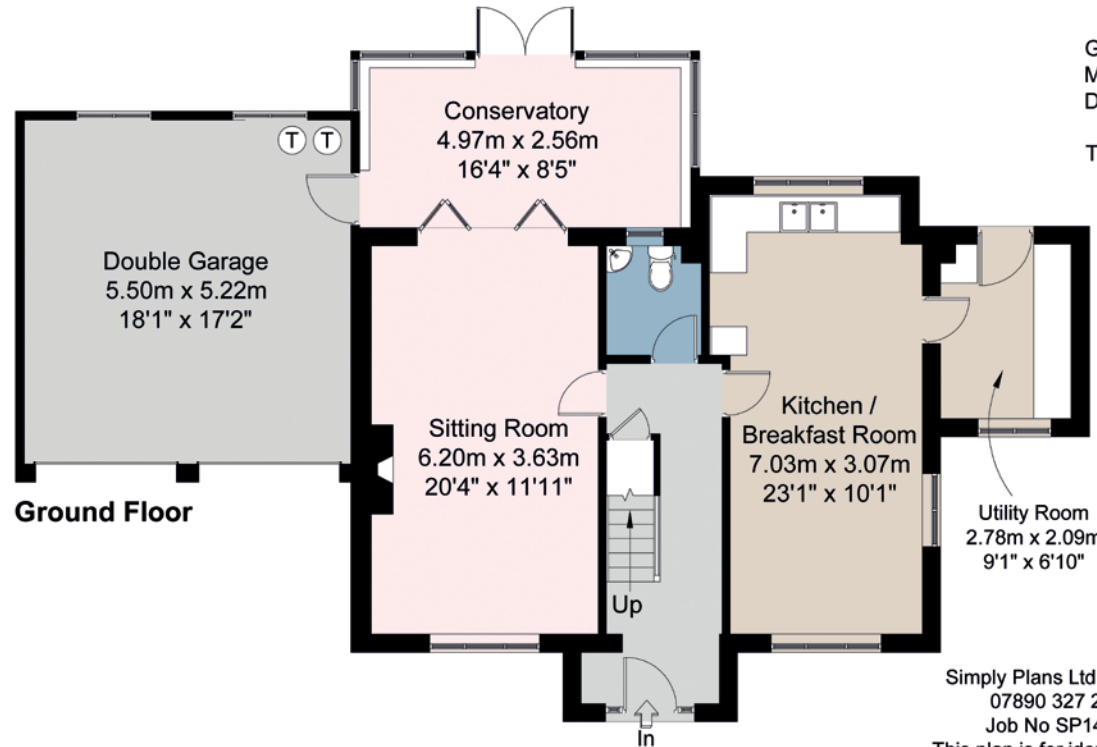
**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band F & EPC D rating.

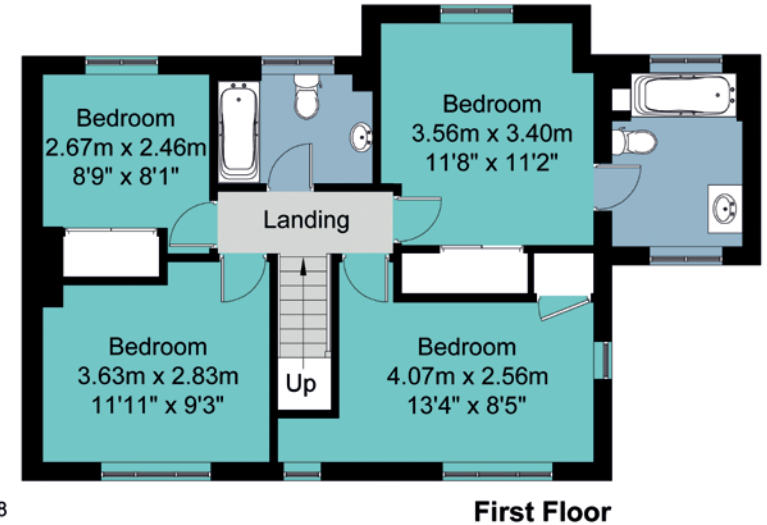


**Parson's Piece, Glebe Lane, Kemble, Gloucestershire**



Gross Internal Floor Area Approx :-  
Main House 145 sq metres / 1561 sq Feet  
Double Garage 28 sq metres / 301 sq Feet

Total 173 sq metres / 1862 sq Feet



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