

Perry Bishop
and Chambers

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The Siddington, Phillips Lea, GL7 6FA



Five good sized bedrooms | Spacious kitchen/ family room
Sitting room and dining room | Master bedroom with en-suite & dressing room
Guest bedroom with en-suite and three further bedrooms | EPC TBC

£745,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



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

The Siddington design is an attractive five bedroom detached family home on the Phillips Lea development by Bovis Homes.

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.

The accommodation is approached with open storm porch to entrance, driveway and double garage. Internally, entrance hall with ceramic flooring, sitting room with wood burning stove, bi-folding doors opening to the garden, separate dining room, fitted kitchen with integral appliances opening to dining area with doors to the garden. Downstairs cloakroom, utility room.

Directions

From our office in Cirencester take the A429 towards Kemble and Malmesbury you will see the Bovis development is on the left hand side.

Upstairs a master bedroom with dressing room and en-suite and bedroom two also having an en-suite completed by three further bedrooms and family bathroom .

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Well-proportioned rear garden all laid to lawn with a patio area.

Local Authority

Cotswold District Council

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.

Ref: CIR3914/CM/71027012



THE SIDDINGTON 5 BEDROOM HOUSE

- Open plan kitchen with family area
- Separate dining room and sitting room
- Bi fold patio doors and French doors to rear garden
- Wood burning stove to sitting room
- Ceramic floor tiles to the kitchen/family area, hall, cloakroom and utility
- Dressing room and an suite to bedroom 1
- Sliding mirrored wardrobes and an suite to bedroom 2
- Integrated appliances including:
 - high-level double oven
 - induction hob and hood
 - fridge freezer
 - washing machine
 - tumble dryer
 - microwave
 - wine cooler
- Double garage

The Siddington | W5001 | WKBMB 2010 v10
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of +/- 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.



Ground floor	metres	feet/inches
Kitchen/family area	7.26 x 4.75	23' 10" x 15' 7"
Sitting room	6.24 x 4.66	20' 6" x 15' 11"
Dining room	4.67 x 3.81	15' 4" x 12' 6"



First floor	metres	feet/inches
Bedroom 1	3.38 x 3.18	11' 1" x 10' 5"
Bedroom 2	4.75 x 3.19	15' 7" x 10' 5"
Bedroom 3	4.67 x 3.23	15' 4" x 10' 7"
Bedroom 4	3.82 x 2.98	12' 6" x 9' 9"
Bedroom 5	4.20 x 2.93	13' 9" x 9' 7"

ovn	oven	wcd	wine cooler
h	hob	frz	fridge freezer
wm	washing machine	w	wardrobe
dwr	dishwasher	cup'd	cupboard
mw	microwave	cy	hot water cylinder
td	tumble dryer	**	measuring points

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. When you have finished with this leaflet please recycle it. Printed using bio-inks formulated from sustainable raw materials. Printed 05.15

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