



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



36 TOP FARM

Kemble

36 Top Farm, Kemble, GL7 6FA

Kitchen/Dining room • Sitting room • Family Room • Study • 4 Bedrooms

3 Bathrooms • Enclosed garden • Terrace • Private off-road parking • Double garage

A superb contemporary village house in the heart of the Cotswolds

Description

36 Top Farm is a fantastic contemporary home, part of the prestigious development completed by Bovis Homes in late 2016/early 2017, and is superbly located in the heart of Kemble close to local amenities. Bright and light throughout, careful thought has been put into creating welcoming spaces and plenty of discreet storage.

The kitchen/ dining room, with access to the garden, is clearly the heart of the house and a fabulous room in which to entertain family and friends. The kitchen is well equipped with a range of modern appliances and has plenty of worktop and storage space. The kitchen island is ideal for morning chats over coffee and catching up whilst cooking up a feast in the evenings.

The sitting room and family room are superb reception rooms and have direct access to the garden. They are well designed and fabulous for entertaining and equally perfect for relaxing moments in front of a good movie or putting your feet up with a gripping book. The family room currently works well as a playroom for younger children but could also make a wonderful dining room. The study is an ideal home office.

Upstairs, the beautiful galleried landing is a stunning feature of the house and

really showcases the feeling of space and light. There are four bedrooms and three bathrooms, two of which are en suite.

The rooms are well proportioned and are bright and light with views over the garden and the neighbourhood.

Outside, the enclosed landscaped garden is predominantly laid to lawn with colourful herbaceous borders and delightful seating areas. There is plenty of space for children to enjoy the garden and the terrace is a great spot in which to relax for a BBQ with family and friends and enjoy al fresco dining in the summer.

There is off-road parking to the front of the house alongside the double garage.

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. Oil-fired central heating.

Postcode: GL7 6FA.

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 G & EPC rating B.



Location

Located in the heart of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, 36 Top Farm 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, cafes and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury, with its handy Waitrose, is 9 miles away. Beautiful Tetbury, with its exceptional arboretum, is only

8 miles away. Both towns offer a selection of independent shops, cafes 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.



36 Top Farm, Kemble, Gloucestershire

House Approximate IPMS2 Floor Area 210 sq metres / 2260 sq feet
Garage 36 sq metres / 388 sq feet

Total 246 sq metres / 2648 sq feet

Simply Plans Ltd © 2022

07890 327 241

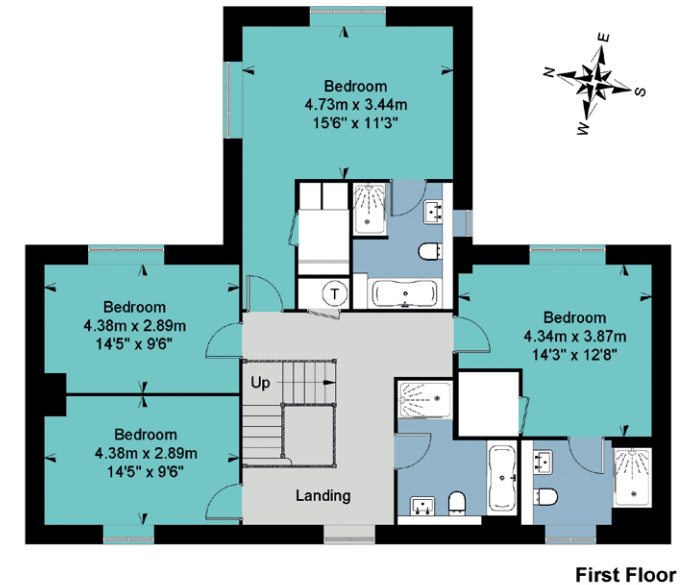
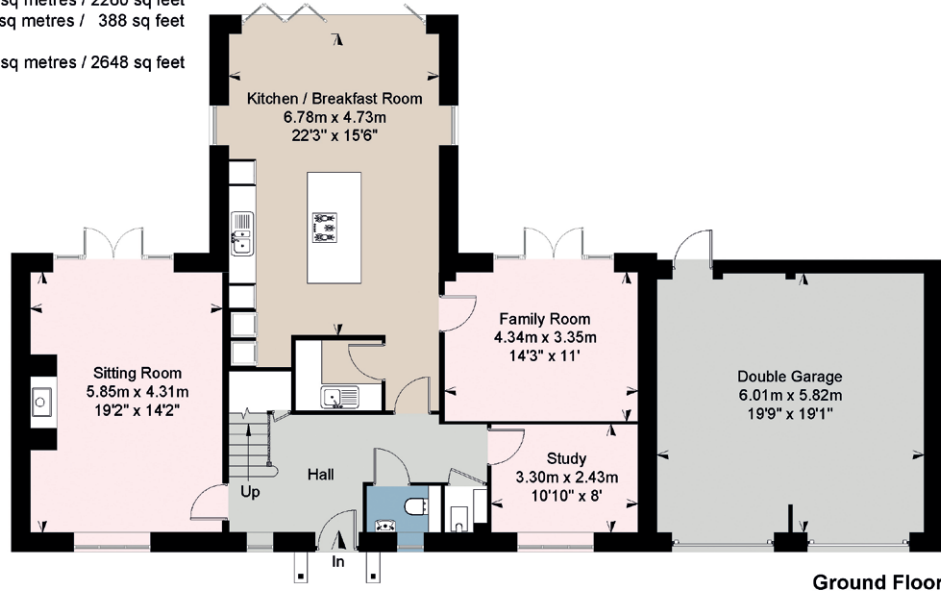
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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