



ESTATE AGENTS
OF
GLOUCESTERSHIRE



PROSPECT FARM, JACKAMENTS, KEMBLE, CIRENCESTER, GL7 6PL

The Property

To the head of the lane you lead onto a chipping driveway a neighbouring property on approach has a right of access to this point. The driveway continues with gates leading to the property and grounds. A wealth of parking to the front.

Gardens to the front with pathways leading to the entrances of the main house and annexe. Entrance porch leads into the sitting room with stairs to the first floor. Window overlooking the garden. A lovely fireplace with log burner inset that is appreciated from this room and adjoining study. Inner hallway with cloakroom/WC and door to annexe. Study has window overlooking the garden opening to the sitting room, door to kitchen.

Family dining kitchen provides wonderful space for the whole family to gather, a range of base and wall mounted cabinets with integral appliances, a lovely Aga takes centre stage. Stairs to the first floor with doors to utility and boot room. Utility room has a range of units door to the rear garden and a pantry. A fantastic boot room with French doors opening to the sun terrace, central lantern to the ceiling provides a wealth of natural light. Throughout the property you feel connected with the garden from each room along with a wealth of natural light.

To the first floor from the kitchen doors to the master and bedroom three. The master suite has views to the front and side elevations with a wealth of space for freestanding furniture, a large four piece bathroom complete with his n her basins. Perfect relaxing space after a long day.

Bedroom three has a dormer to the front and window to the rear a nice sized double room. Door leads into bedroom two and provides access to Jack & Jill shower room. Access can be gained onto a further landing from bedroom two. This room is a great guest room with a range of fitted wardrobes.

Stairs from the sitting room provide access onto a lovely landing with windows to the rear two further double bedrooms and a shower room.

Overall five bedrooms two shower rooms and en-suite bathroom to the master.

Self contained annexe has an internal door from the main house and private front door with entrance hall, all on the ground floor comprising: downstairs cloakroom. Master suite complete with wet room and walk in wardrobes. Spacious dining kitchen all beautifully presented with integral appliances and garden views. A very good sized utility room with access to the garden, sitting room opening to a conservatory both very good size reception areas with views to the gardens. Beautifully presented.





Outside

Gardens and Grounds

To the front a mature garden with wonderful terrace outside the kitchen complete with pizza oven perfect for Alfresco dining. The garden has a selection of mature trees that provide shaded areas in this south facing garden, archways lead to secluded seating areas with a wealth of shrubs and lawned area. The garden has a wonderful dry stone walling surrounding with paved terraces all to the front of the house and annexe.

Pathway in front of the house provides access to the driveway, annexe and side garden. A lovely vegetable garden with raised planters, a potting shed, greenhouses and housing the oil tank. To the rear further raised planters and access to the conservatory. A further greenhouse and planting, laid to chippings allow for ease of maintenance.

The driveway provides a turning area and double gates lead to a yard. The yard has a wealth of outbuildings perfect workshop space providing 6212 sq ft. Opening to a small orchard with a selection of apple trees.

A wonderful home providing space for two families to come together along with a business space from home.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Cotswold district council. Council Tax Band G and EPC rating C



Location

Located on the edge of Kemble village and station where you can get a direct train into Paddington making this a very popular location for commuters.

The thriving market town of Cirencester is situated within 5 miles of the house with a selection of high street stores, independent shops, cafes and restaurants along with the desirable weekly market. A selection of supermarkets Waitrose, Tesco's and Aldi. A community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is a golf course, tennis courts, horse riding, football club, rugby and cricket clubs. A selection of Primary and state secondary schools along with a sixth form college. Cirencester college and The Royal Agricultural University are all a short distance.

Great transport links with easy access to the M4 & M5, Kemble train station nearby with direct routes to London Paddington (1hr 10mins approx.) also local buses running to surrounding villages.

In the other direction around 4 miles away is the market town of Tetbury a historic wool town. The town is known for its Royal connection to HM King Charles III, and his nearby Highgrove House. The charming town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.



Directions

From Waitrose in Cirencester head towards Stroud on the A419 with the hospital on the left, follow the road to the next roundabout and take the second exit towards Tetbury and follow the road for 1.7 miles and turn left by our for sale board with the name Prospect Farm and follow the road for 0.9 mile, the property will be located on the right denoted by our for sale board



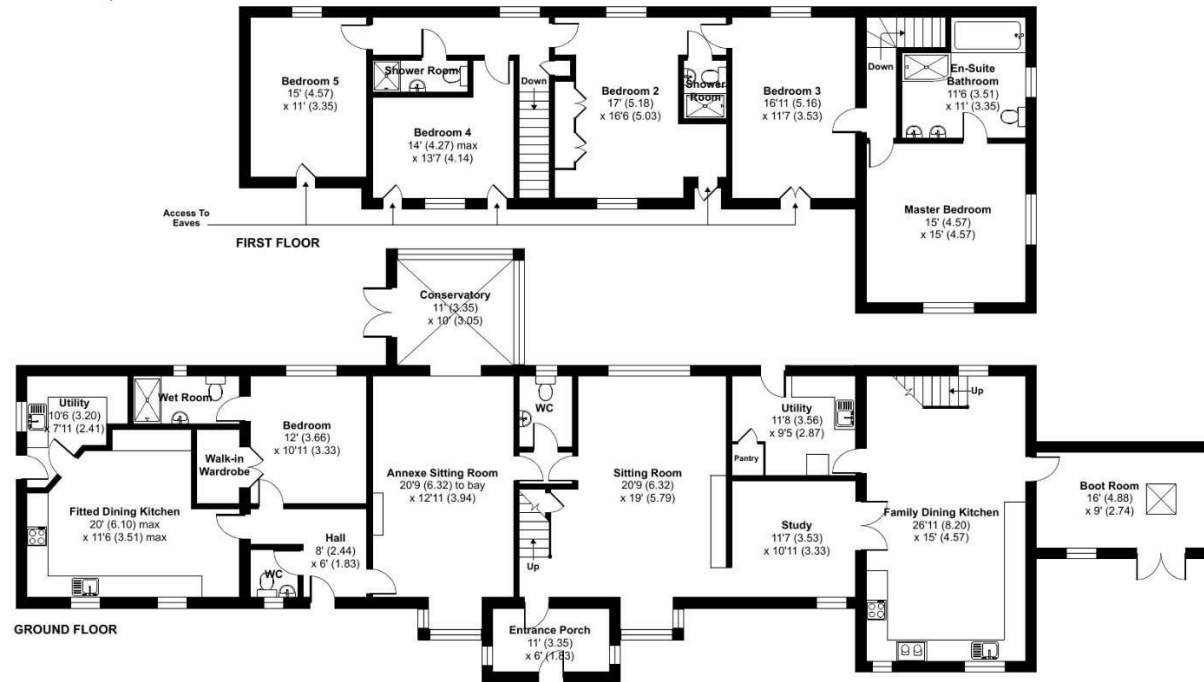
Prospect Farm, Jackaments, Rodmarton, Cirencester, GL7

Approximate Area = 3791 sq ft / 352.2 sq m

Outbuildings = 2421 sq ft / 224.9 sq m

Total = 6212 sq ft / 577.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1151864

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
 rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.