

33 Top Farm

Kemble, Cirencester, Gloucestershire





An attractive five bedroom Cotswold stone house, backing on to woodland and open fields beyond, set in this highly regarded Cotswold village of Kemble near Cirencester.

Kemble Station 0.5 mile (London Paddington 70 mins), Cirencester 5 miles, Malmesbury 8 miles
M4 Junction 17 at Chippenham 14 miles, Cheltenham 20 miles
(All distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Study | Kitchen/breakfast room | Utility room | WC
First floor: Principal bedroom with en suite shower room | Bedroom with en suite shower room
Three further bedrooms | Family bath and shower room

Outside

Double garage | Parking | Garden room | Landscaped garden

Situation

Times and distances are approximate.



Kemble village shop and post office
Cirencester for everyday needs.



The Tavern in Kemble, The Potting Shed
and The Rectory in Crudwell.



Kemble - London Paddington (70 mins).



Kemble Primary School, Deer Park,
Cirencester, Beadesert Park and
Westonbirt School.



Excellent walking and cycling on the
extensive network of footpaths, roads, and
bridleways across the region.



Cheltenham, Newbury, and Bath. Eventing,
polo, and trail hunting in the locality.



Cirencester, Oaksey and Minchinhampton.



Cotswold Water Park.



Bath and Gloucester or local, Tetbury
and Cirencester.



The Property

An attractive five bedroom family home situated at the edge of a small exclusive development of high quality stone built houses in the popular village of Kemble. The property enjoys a hidden position with a wonderful outlook over an adjacent woodland copse and fields beyond. Sitting in a generous-sized plot, this delightful residence is close to a wide range of amenities and facilities. Kemble Station is within an easy walk and offers direct trains to London Paddington.





Gardens & Grounds

The secluded landscaped gardens have been lovingly created to complement the property and its situation, backing on to a woodland corpse, creating a secluded country setting. The gardens feature a large lawned area, various borders, seating areas, a pretty summer house, and a greenhouse.

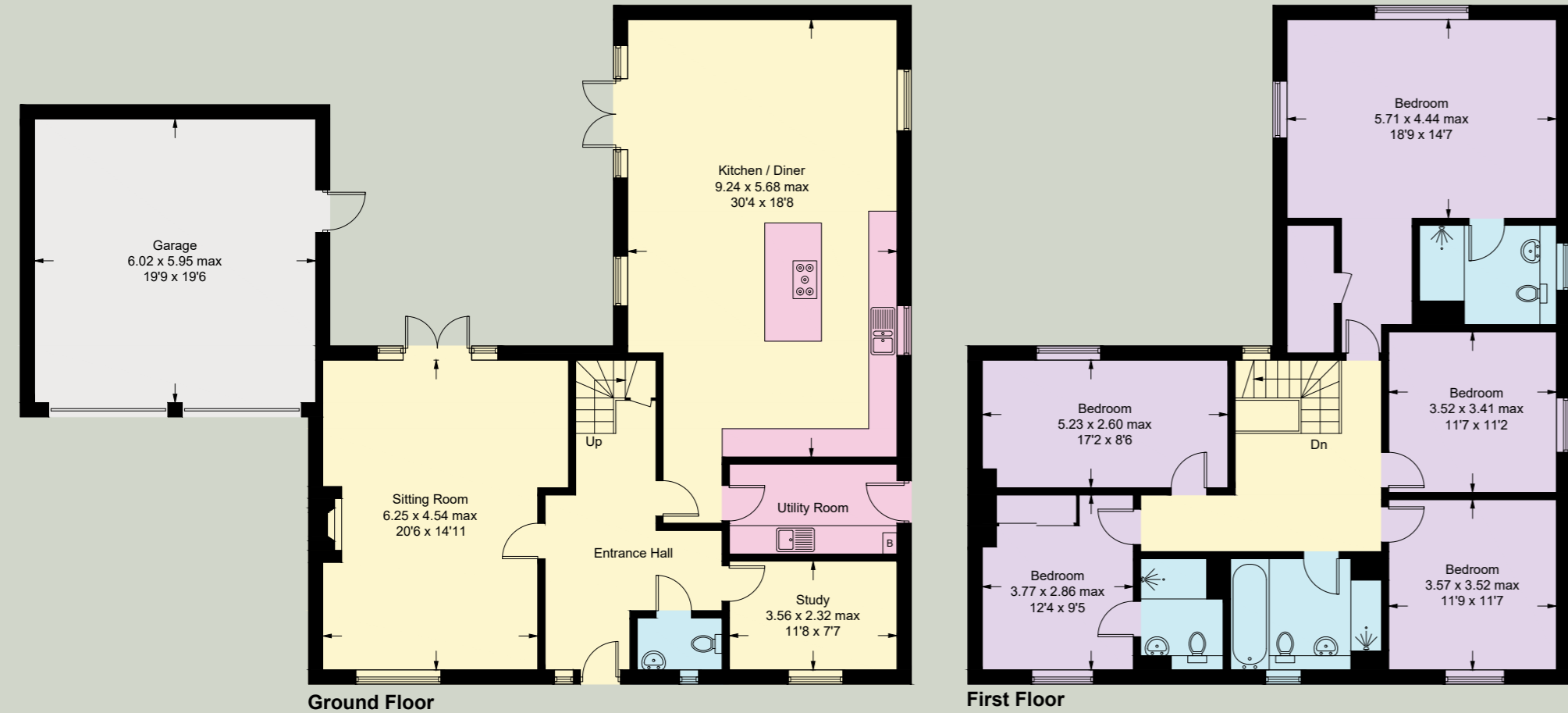
FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 241.9 sq m / 2,604 sq ft

Garage: 35.8 sq m / 385 sq ft

Total: 277.7 sq m / 2,989 sq ft



PROPERTY INFORMATION

Property Information

Services:

Mains electricity, water and drainage. Air source heat pump.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band G

EPC:

B

Postcode:

GL7 6FA

What3Words:

//barks.ourselves.pastime

Guide Price

£1,075,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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