

# 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, Beaudesert 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.

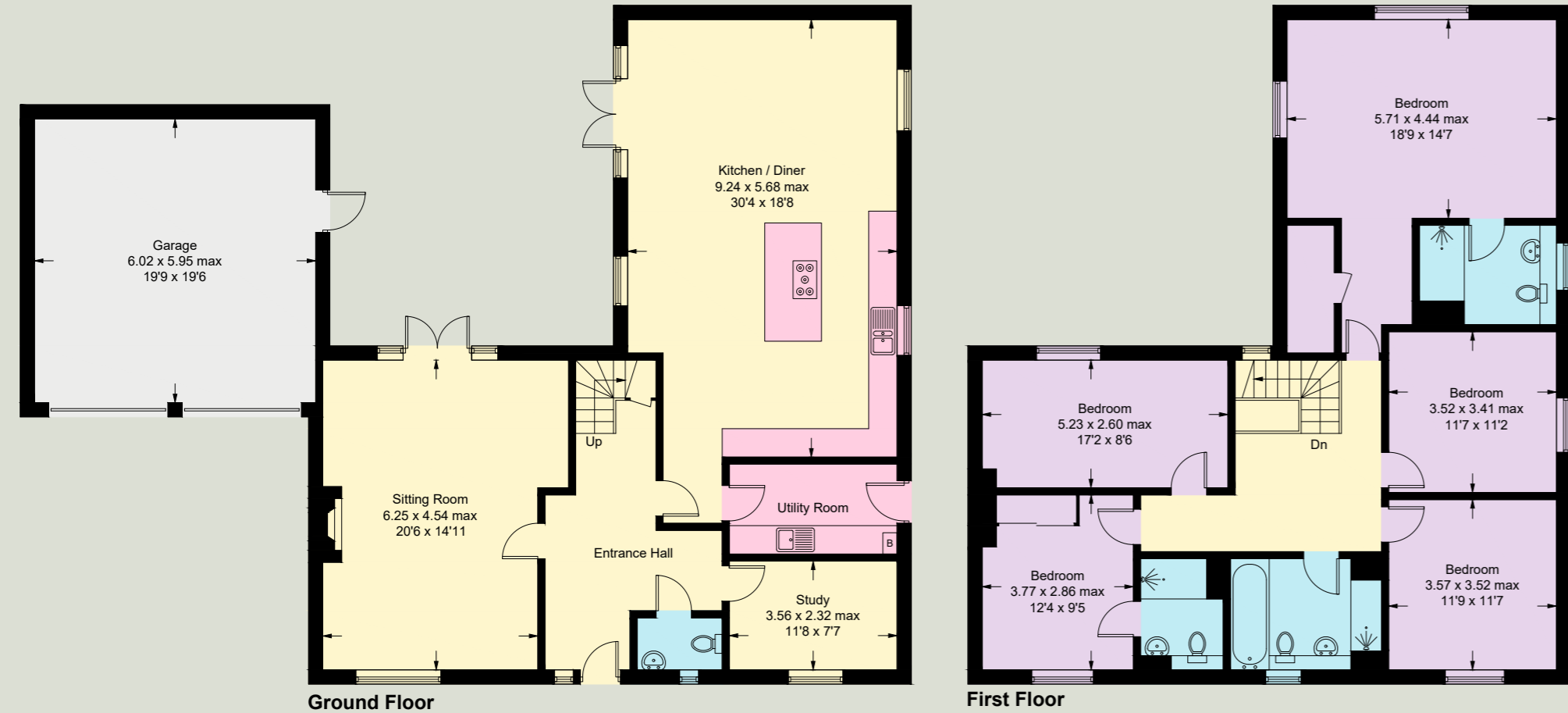
## FLOOR PLAN

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



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.

## PROPERTY INFORMATION

### Property Information

**Services:**

Mains electricity, water and drainage. Oil fired central heating.

**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.





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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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