



3 West Hay Grove, Kemble, Nr Cirencester, GL7 6BE
Asking Price £529,950

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to purchase a detached and recently extended bungalow located in the highly sought after village of Kemble approx. three miles from Cirencester which offers its residents a large range of amenities and facilities including primary school, well supported village pub, village shop, community garden and a mainline commuter railway station giving access to London Paddington on a daily basis. The current vendors have refurbished and extended the flexible accommodation in recent years to now present a high specification home located in a quiet cul de sac position. The gardens are extremely private and benefit from a detached garden studio as well as workshop, useful features in any village home. To the front of the property there is also parking for four cars and a single garage for storage with access to the front entrance door. We urge early viewing of this property which is presented in superb condition through Cain & Fuller in Cirencester.

Asking Price £529,950



Kemble

Kemble is one of the Cotswolds most sought after villages with a large selection of local amenities including small primary school, village shop/post office, public house, access to glorious countryside including the Thames path and of course a main line rail link to London Paddington a commuter service. The village is highly attractive and has an established and vibrant community.

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

The property is presented in excellent condition throughout

by the present vendors with a selection of reception space including principal lounge to the rear of the property with fitted wood burner and private aspect onto the rear garden with double doors leading to a large garden room useable all rear around and leading to the rear garden. To the front of the property the vendors have extended to provide a well proportioned kitchen/diner fitted to an high standard with a selection of contemporary storage and selection of high quality appliance. This room also includes a walk-in larder a must in any kitchen. There are two double bedrooms within the property which are served by a family bathroom and recently added family shower room all presented in pristine condition. Externally there has been a home office studio and workshop added to the rear garden all finished to a high standard and offering flexible additional space.

Outside

The property is located in a quiet cul de sac position in this sought after village. The main garden is to the rear of the bungalow and benefits from a high degree of seclusion, being laid to lawn with large entertaining seating area. The present vendors have added a good sized garden studio and separate workshop a useful addition to any home. To the front of the property there is low maintenance borders and parking for four cars in front of the single garage.

Council Tax

Band D

Viewing

Through Cain & Fuller in Cirencester

EPC

To follow

Garage

Up and over door to front, eaves storage space, utilities space to rear corner with up and over door to front.

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All

descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





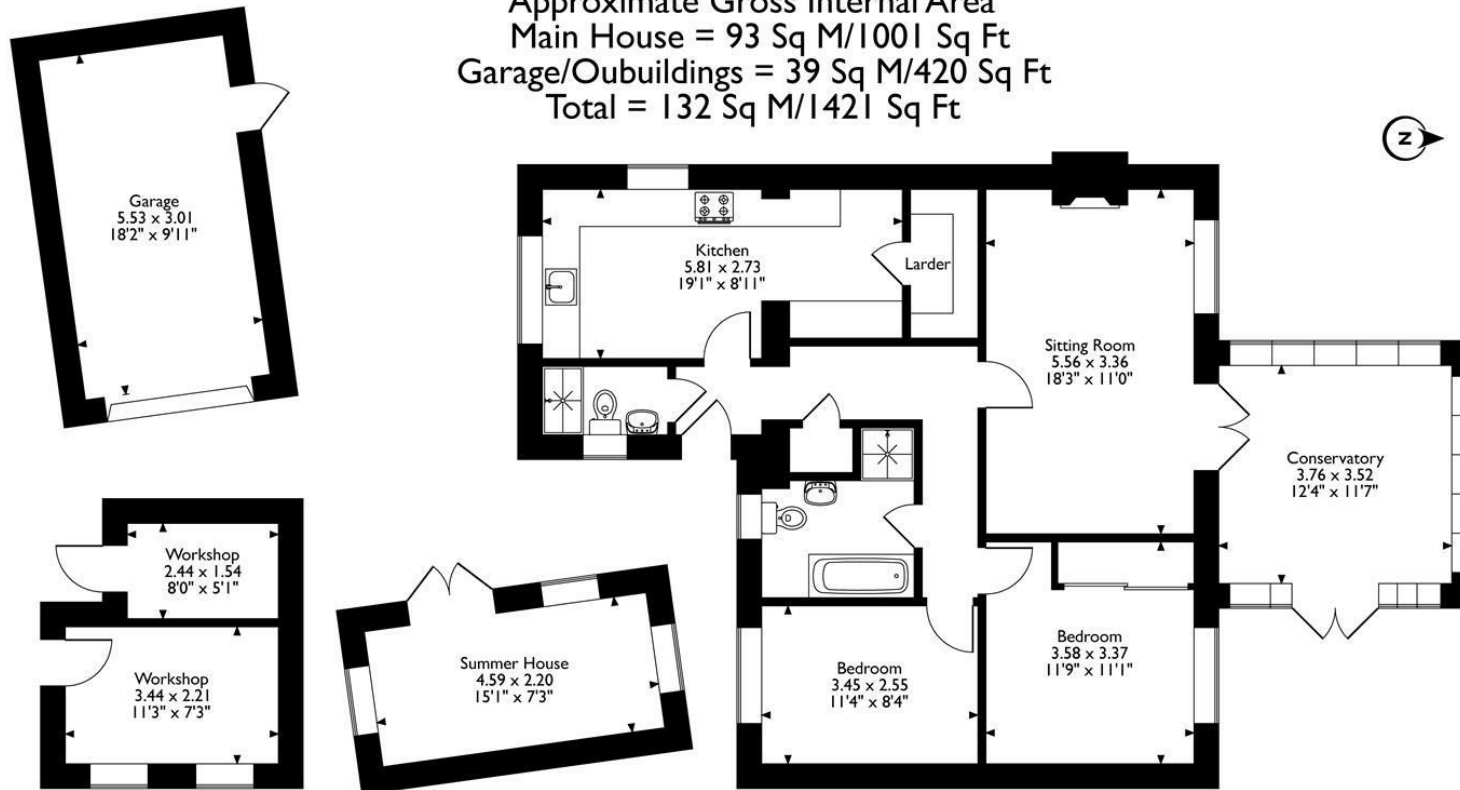
3, West Hay Grove, Kemble, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 93 Sq M/1001 Sq Ft

Garage/Oubuildings = 39 Sq M/420 Sq Ft

Total = 132 Sq M/1421 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.