



37 Kemble Drive, Cirencester, Gloucestershire, GL7 1WZ
Chain Free £260,000

Cain & Fuller

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An opportunity to purchase a substantial two bedroom modern town home located in Kemble Drive an established area on the edge of Cirencester town close to a range of facilities and amenities including primary and secondary schools. The house benefits from light accommodation with a useful porch extension to the front giving excellent access and storage with door leading to a well proportioned lounge with picture window to front aspect, door leads onto a well appointed modern fitted kitchen with full range of storage and built-in appliances, dining area boasting double doors which open onto the secluded rear garden. To the first floor there are two well sized double bedrooms and a modern recently replaced family bathroom a white contemporary suite with bath with fitted shower above. To the rear there is an enclosed low maintenance garden which creates a safe and secure environment for small animals or young children. There is off road parking for two cars to the front of the house. We recommend early viewing of this attractive property through Cain and Fuller in Cirencester.

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.

Amenities

Kemble drive is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the

intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Outside

Low maintenance garden area to the front of the house, pathway to entrance door. The rear garden is a great aspect of the house, laid out to a low maintenance format with patio to the rear of the house. The garden creates a safe and secure environment for small animals or young children being fully enclosed.

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band C

Parking

There is parking to the front of the house for two vehicles

EPC

Band C

Mobile and Broadband

We recommend purchasers go to Ofcom for information

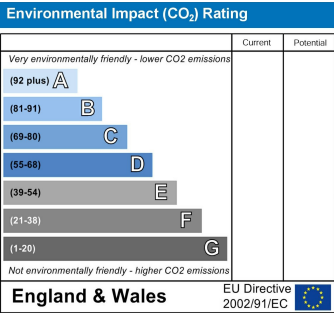
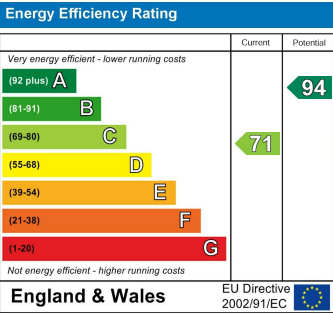
Agents Note

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

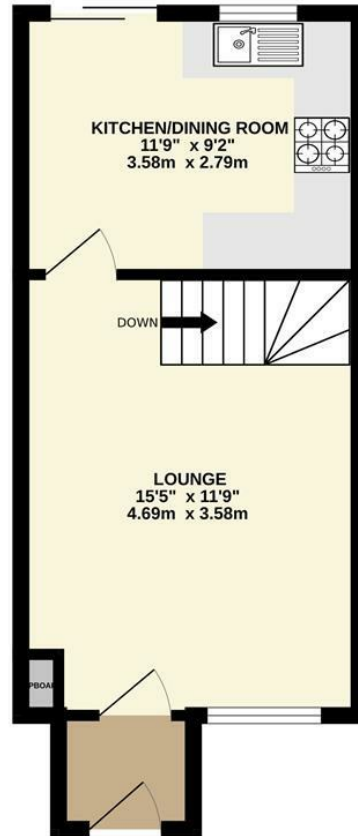
as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

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.

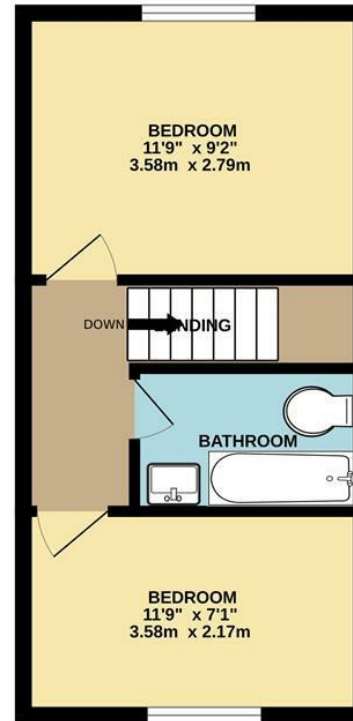
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is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



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.

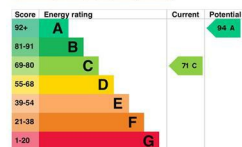


TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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