



KEMPSFORD MANOR

Kempsford, Fairford, Gloucestershire



A FINE COTSWOLD VILLAGE MANOR HOUSE.

A stone's throw from the River Thames which meanders gently towards Oxford to the south of the quaint village of Kempsford, Kempsford Manor and The West Wing is a substantial family residence set within some seven acres of grounds, including a prosperous orchard; greenhouses; wildflowers; and an array of outbuildings.

KEMPSFORD MANOR

Ground Floor: Four receptions rooms, Kitchen/breakfast room, Pantry, Laundry, WC

First Floor: Five bedrooms, Four bath/shower rooms

Second Floor: Two bedrooms, Bathroom and living room

WEST WING

Sitting room, Dining room, Kitchen/breakfast room, Larder, Garden room

Four bedrooms, Three bathrooms

Services: Mains water, electric and gas.

Local Authority: Cotswold District Council: 01285 623000

Council Tax band: Kempsford Manor Band G, West Wing G

Listing: Kempsford Manor and West Wing Grade II listed

Tenure: Freehold

Postcode: GL7 4EQ



KEMPSFORD MANOR AND WEST WING

Generous and flexible accommodation throughout. Kempsford Manor has been recently restored to an exquisite specification designed by Jade Jagger and Tom Bartlett.

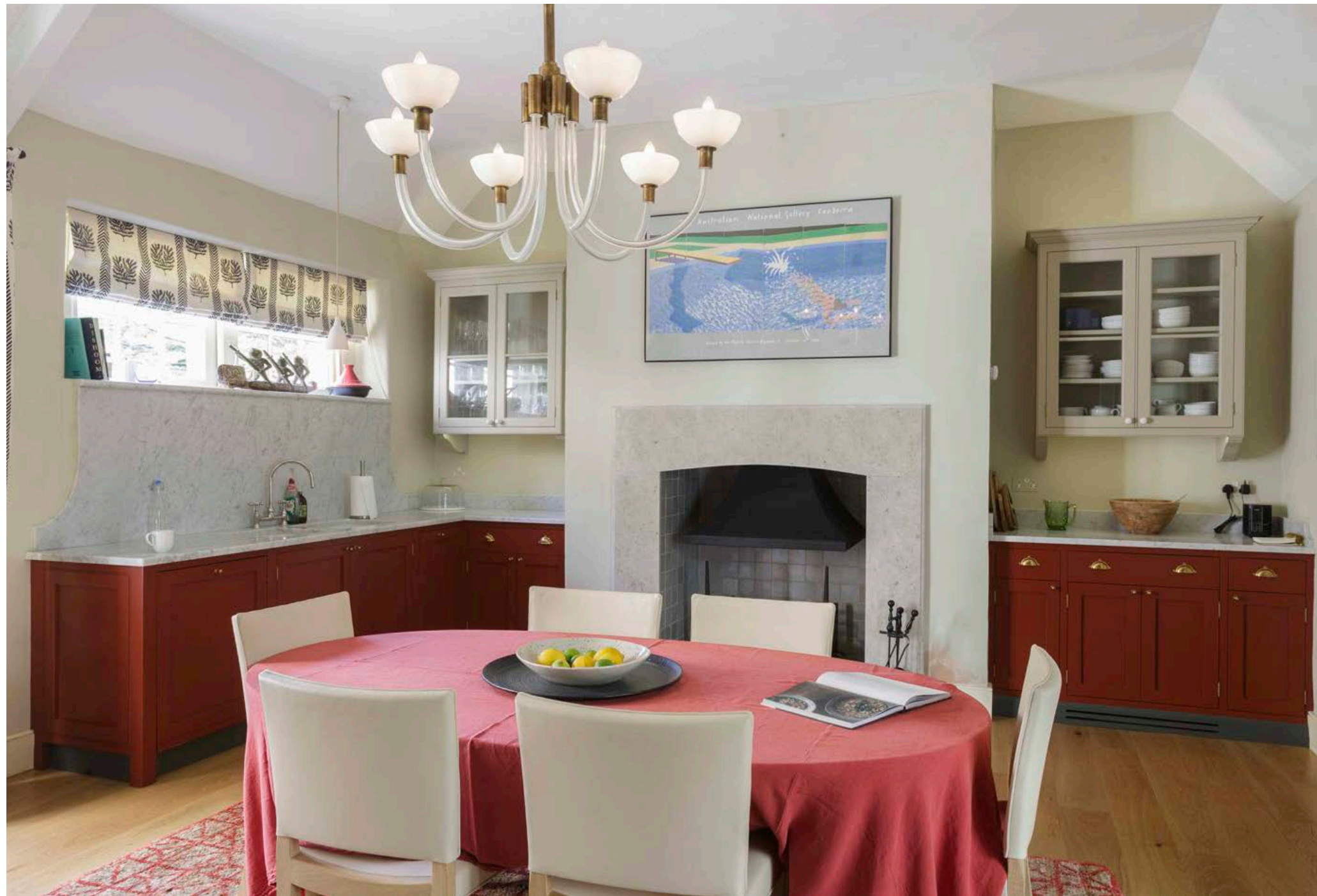
A Georgian manor house with significant Regency additions and alterations, the historic building was constructed between 1700 and 1750. Maintaining period charm, whilst fully modernised with kitchens more than capable of hosting for large parties, efficient heating systems, and new services (in part), the use of natural materials and finishes throughout the building ensures the authenticity of this fine Cotswolds country home.

In recent history the Manor House and West Wing were inhabited as separate dwellings, however, are now offered on the market as a consolidated estate suitable as a large family home or with the potential to be entirely flexible to suit the ownership profile or to be an investment property with income potential.

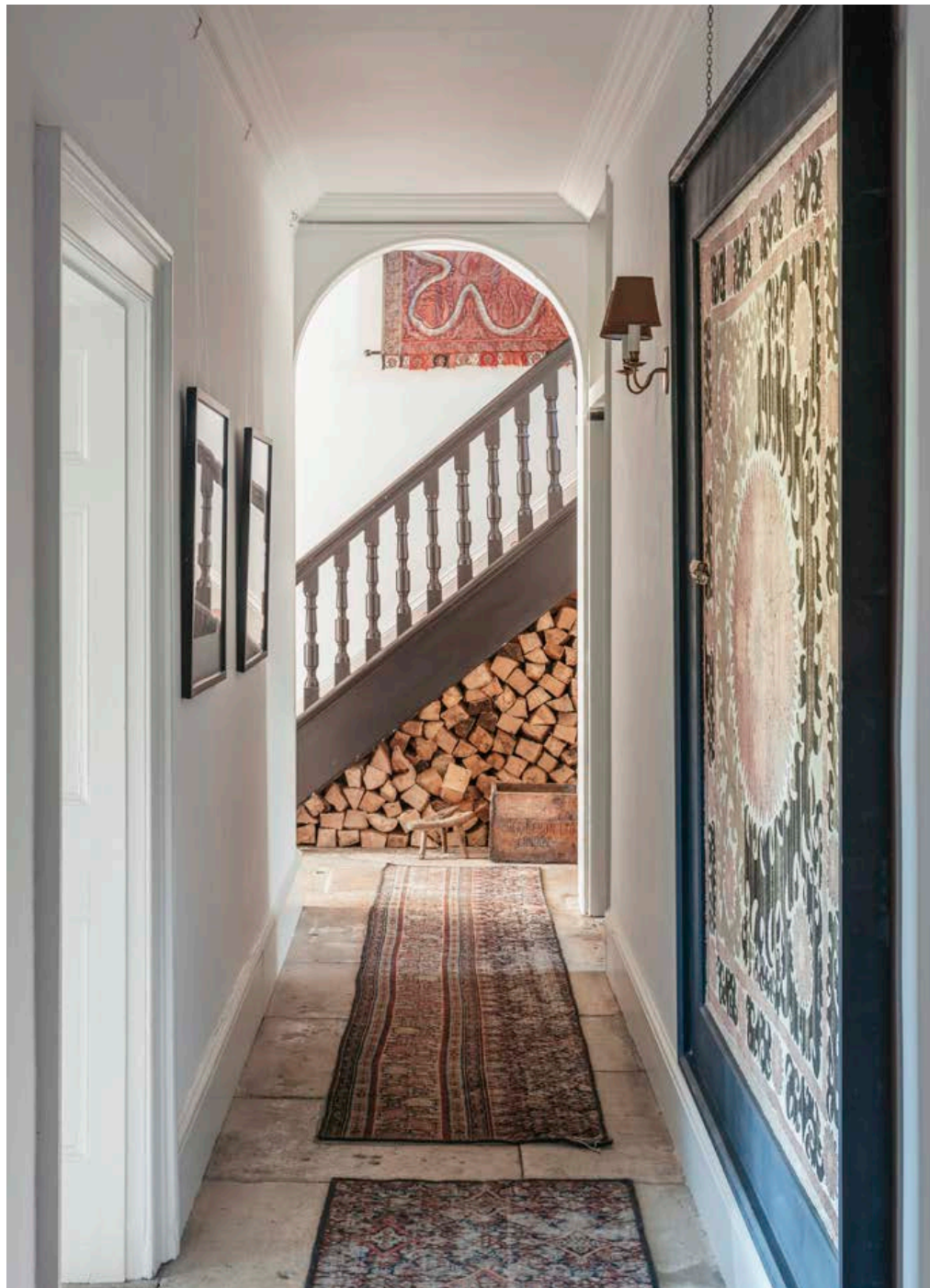
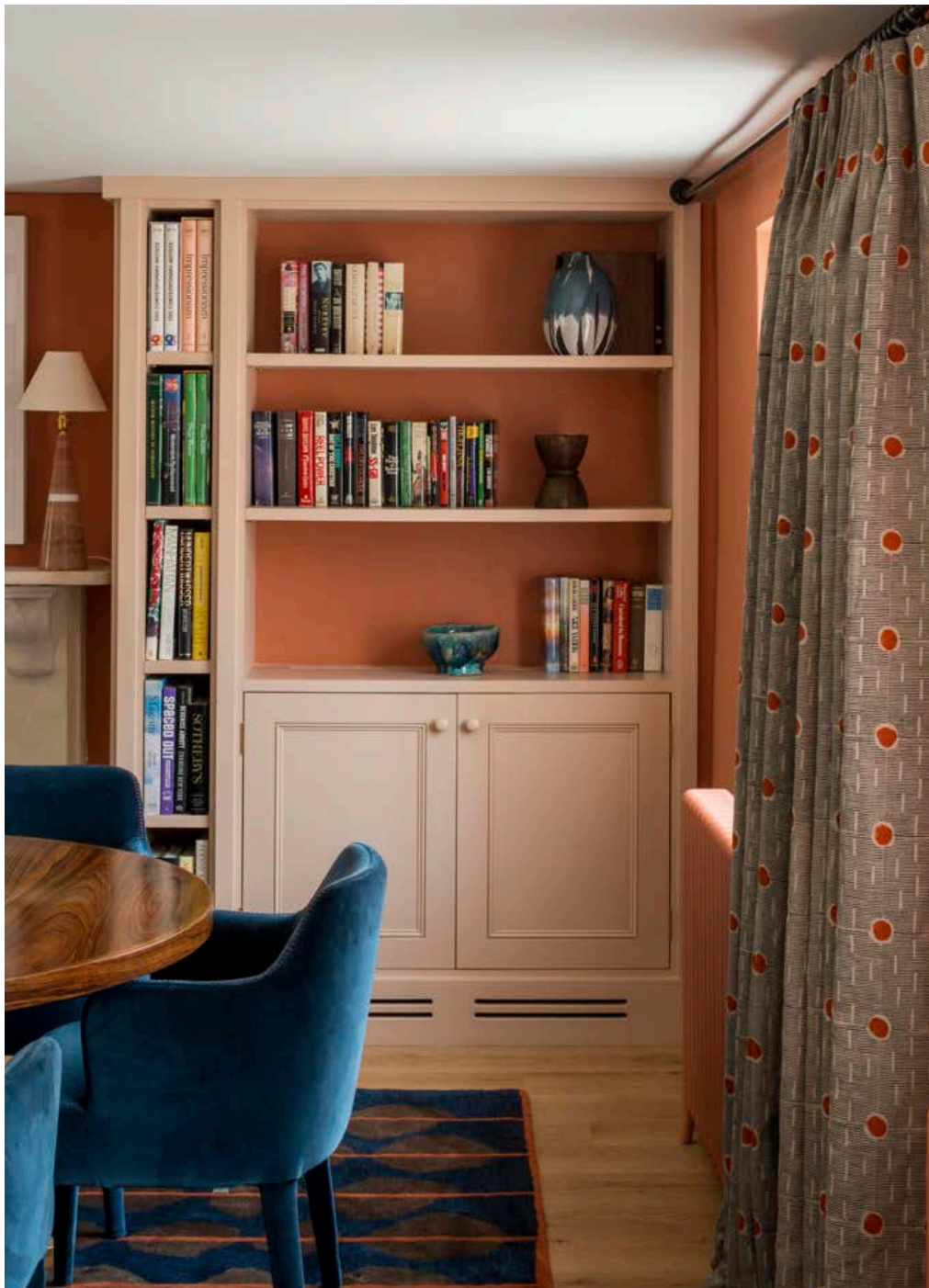
Art, furniture, fabrics and fittings available for purchase by negotiation.

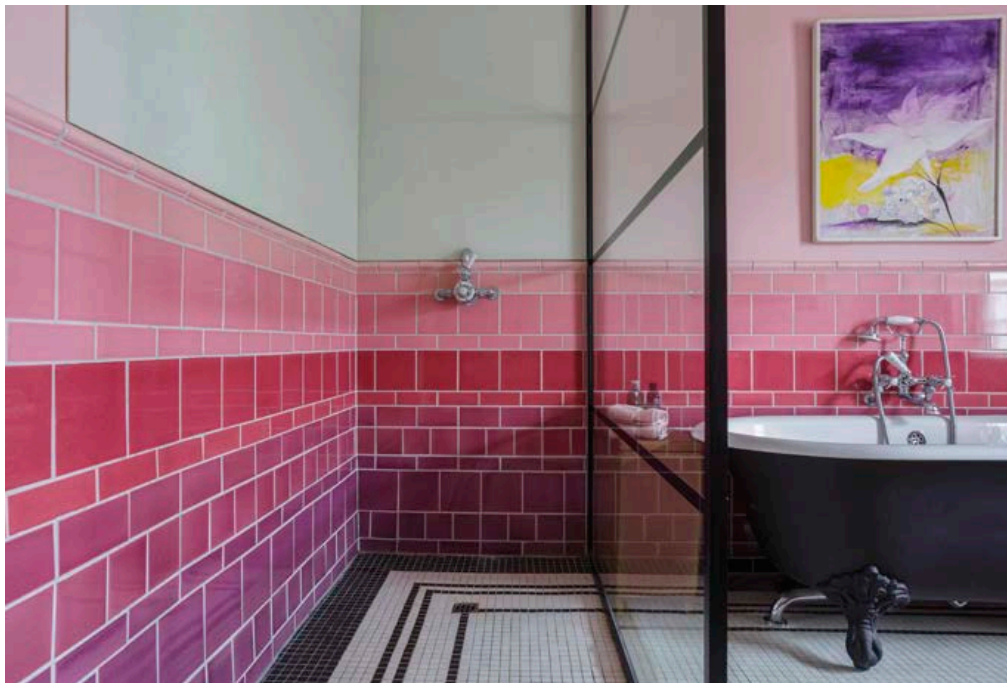
GROUND FLOOR

Approx. 375 sqm / 4,025 sqft of living accommodation consisting of Kitchens in both Manor House and West Wing, communal living spaces, lounges and dining rooms with self contained accommodation and gymnasium.









FIRST FLOOR

Approx. 300 sq m / 3,225 sq ft of living accommodation consisting of two master bedroom suites, five bedrooms and bathrooms and storage.

SECOND FLOOR

Approx. 150 sq m / 1,615 sq ft of living accommodation consisting of four bedrooms, two bathrooms and living space as well as a plant room.



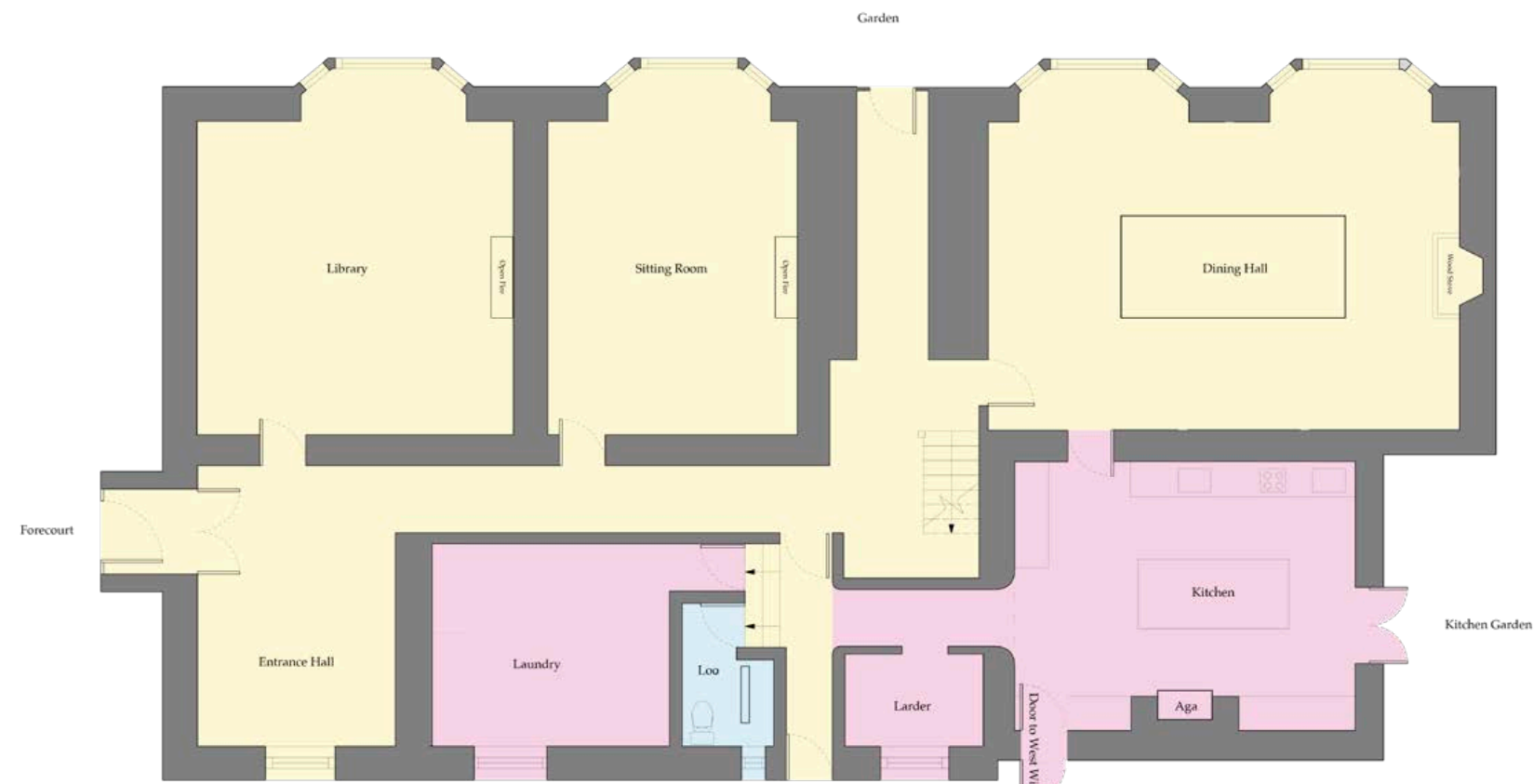




GARDENS AND GROUNDS

Set across some seven acres of grounds, outbuildings include garages and pavilion (suitable for conversion to accommodation or equestrian use) glasshouses, a summer house, wood fired hot tub as well as mature specimen trees, fruit orchard, vegetable patches, wildflower meadow, formal gardens and terraces.





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 375 sq m / 4,025 sq ft
 First Floor = 300 sq m / 3,225 sq ft
 Second Floor = 150 sq m / 1,615 sq ft

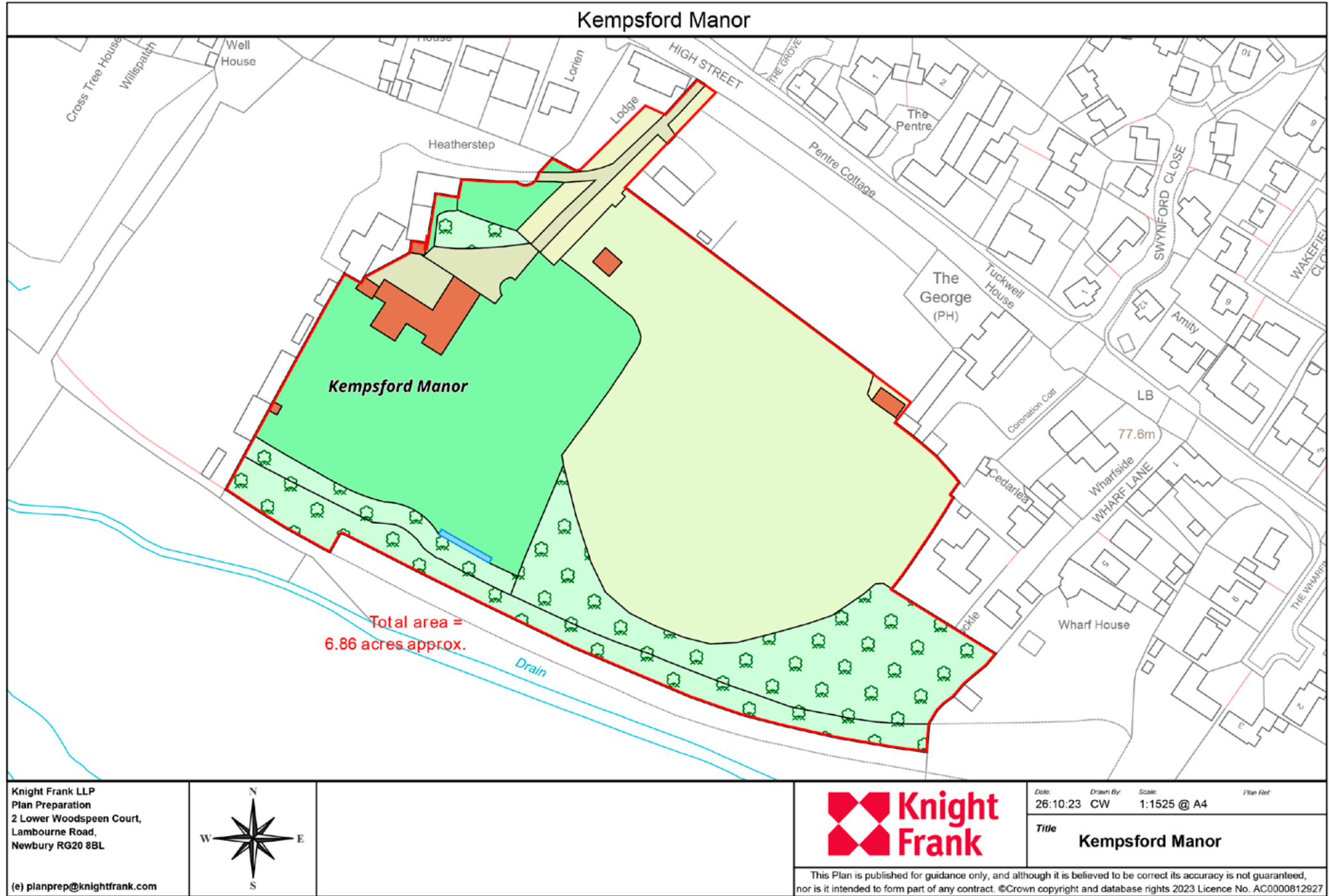
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Second Floor



First Floor



We would be delighted
to tell you more.

James Walker
020 7861 1186
james.walker@knightfrank.com

Country Department
55 Baker Street
London W1U 8AN

Rupert Sturgis
01285 882 001
rupert.sturgis@knightfrank.com

Cirencester
One Market Place
Cirencester GL7 2PE

knightfrank.co.uk

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