





# 1 The Pentre, High Street, Kempsford, Fairford, Gloucestershire.

## DIRECTIONS

Please use the postcode GL7 4EQ or call the office at any time for detailed directions from your location.

## SUMMARY

Tucked off the High Street in this desirable location, this substantial detached home offers good size and well presented accommodation throughout, combined with generous walled gardens which are full of character features. Designed with four bedrooms, the property has been reconfigured to offer three large double bedrooms with built in storage, bathroom and ensuite, three separate reception areas, and a well equipped kitchen. Further benefits include parking, double garage, and it is offered for sale with no onward chain.



## PROPERTY

A storm porch provides access to the welcoming entrance hall with stairs leading to the first floor and storage cupboard below. An opening leads through to the dining room with solid floor which continues through to the large, dual aspect living room with multi fuel burner and bay window to the front. Further reception space is offered by the large garden room which has a tiled floor, and solid roof with skylight windows. The heating continues through to this room making it a usable space year round. The kitchen is fitted with a range of storage and appliances and a larder/pantry cupboard with power and space for a further appliance. A door leads out to the rear garden via a useful rear lobby. The ground floor is completed by a cloakroom with wc and wash hand basin.



The first floor was originally designed with four bedrooms and could easily be converted back if required. In it's current configuration however, there are three large double bedrooms which all benefit from built in wardrobes, and a family bathroom with shower bath, wc, and wash hand basin. The master bedroom benefits from a large ensuite/dressing room which is fitted with a shower cubicle, wc, and hand basin, as well as offering a range of built in wardrobes. All of the rooms are accessed from the impressive landing which has an airing cupboard and hatch providing access to the loft space.

## GARDENS

The property sits on a generous plot which is a real feature. To the front is an area of lawn and driveway parking leading to the garage. A path leads to the front door and there is gated access to the rear. The double garage has an electric up and over door to the front, overhead storage, and window and door to the garden. The garden of the property was formerly part of the grounds of an old house. Completely walled with a mixture of Cotswold stone and traditional red brick, it has great character and has been planted for ease of maintenance and includes mature shrubs and fruit trees. There is a water feature and an attractive cloistered area suitable for storage.

## LOCATION

The property is located in a fantastic spot, just off the High Street in this desirable village location with easy access to the amenities it has to offer including pre-school, primary school, church, pub and village hall. The towns of Fairford (c4 miles), Cirencester (c10 miles) and Swindon (c11 miles) offer a wider range of facilities and it is well situated for the commuter with the M4 and M5 motorways within easy reach.

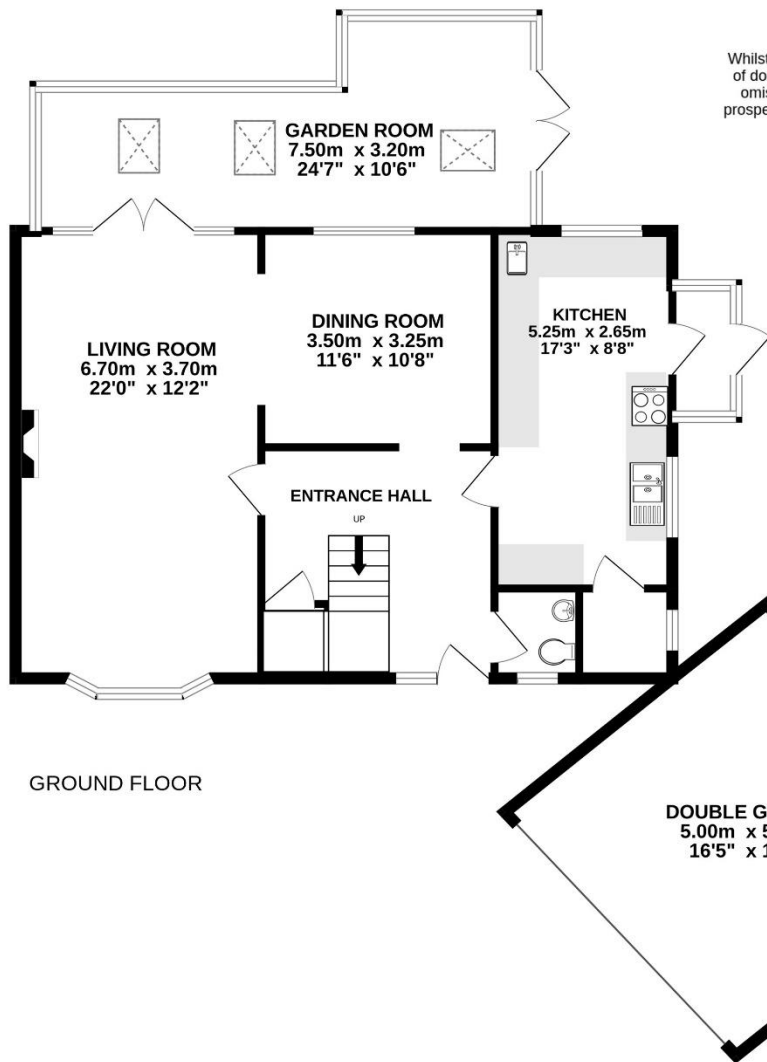
## VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

## AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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