





24 West Hay Grove, Kemble, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 6BE or call the office at any time for detailed directions from your location.

SUMMARY

Spacious and well-presented family home positioned at the top of the cul-de-sac. The property includes a sitting room, kitchen, utility, home office plus four bedrooms (one ensuite) and a family bathroom. Outside is an extensive south-facing garden and large paved terrace as well as double driveway parking and garage. The current owners have made a number of updates and improvements to this wonderful family home including the installation of solar panels and battery storage. The village offers a popular primary school, pub, shop, post office, playing fields and main line railway station.

PROPERTY

The downstairs of the property has a welcoming entrance hall with stairs leading to the first floor, dual aspect living room with log burner and double doors to the garden, reception room (currently used as a playroom), home office, newly fitted downstairs toilet and kitchen. The kitchen opens up into the dining area which has skylight windows and large bifold doors leading out to the garden. A utility room can also be found off the kitchen/dining area with access to the garage.

The first-floor landing leads to four bedrooms, three of which have built-in wardrobes. The family bathroom has been newly fitted complete with a double ended bath and separate shower and the master bedroom has a newly fitted ensuite. The landing also provides access to an airing cupboard and hatch which gives access to the large loft space.

GARDENS

The property sits on a generous plot with a large, landscaped south-facing rear garden and spacious paved terrace. The garden is enclosed by fencing to the side and a traditional Cotswold stone wall

to the rear. There is ample space for bin storage and sheds. To the front there is an area of lawn, double driveway parking and garage, as well as gated access to each side of the property. Solar panels have been recently installed on the rear roof of the property along with battery storage which provides low cost and sustainable energy.

LOCATION

The property is situated at the top of the quiet cul-de sac, in the heart of this sought after village. The village offers a popular primary school, pub, shop, post office and playing fields, as well as lovely walking and cycle routes. The mainline railway station with direct trains to London (75-minute journey) is a five minutes walk from the property. Nearby larger towns including Cirencester, Malmesbury and Tetbury are all within 10 miles. The area is also well placed for access to the M4 and M5 motorways.

VIEWING

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

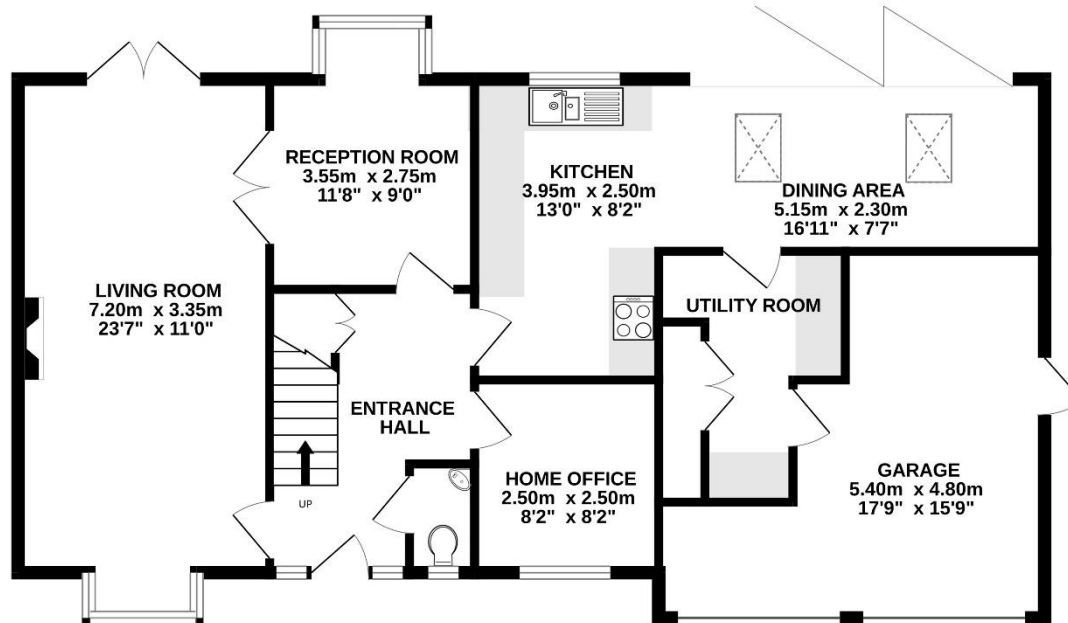
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

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.

GROUND FLOOR



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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1ST FLOOR

