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4 West Hay Grove, Kemble, Gloucestershire, GL7 6BE

Situated in a mature cul-de-sac of detached homes, this generous bungalow enjoys a corner position in the road and is only a few moments' walk from Kemble Station.

West Hay Grove is believed to have been constructed in the 1980s and today stands as a mature cul-de-sac of well-maintained homes in the heart of Kemble. This particular property has been home to the current owner since the late-1990s and was extended and remodelled in 2008 to create spacious and versatile accommodation throughout, reaching approximately 1376sq. ft. in total.

Entering via the front door, you arrive in a generously sized and welcoming hallway with two useful storage cupboards along one side. To the front of the property are the first two bedrooms and the family bathroom. Both bedrooms are doubles and feature built-in wardrobes, with the larger of the two also benefiting from an en-suite shower room. The main bathroom features a white suite including a shower over the bath, plus a basin and W.C. set within a vanity unit.

The living accommodation is positioned to the rear of the bungalow with views over the garden. The separate sitting room is a practical and comfortable space with two windows and a fireplace set to one side, creating a cosy focal point. Adjacent is the kitchen/dining room, which offers an excellent space for everyday living and entertaining. The kitchen is fitted with cream wall and base units and wood-effect laminate worktops. Integrated appliances include a gas hob, double electric fan-assisted oven, and fridge-freezer, with additional space and plumbing for a dishwasher. From the dining area, French doors open directly onto the patio terrace, and there is ample room for a dining table, chairs, and a dresser. A stone-tiled floor runs throughout the kitchen, dining area, and the remainder of the property.

Beyond the kitchen is a study area which connects to the integral garage, as well as a utility room that includes a second external door to the garden. The utility room also features additional fitted units, a second sink, and plumbing for both a washing machine and tumble dryer. The 2008 extension houses a superb master bedroom suite. The bedroom features a full wall of fitted wardrobes, a window, and further French doors opening onto the garden. An en-suite shower room accompanies the bedroom and is finished with natural stone tiles.



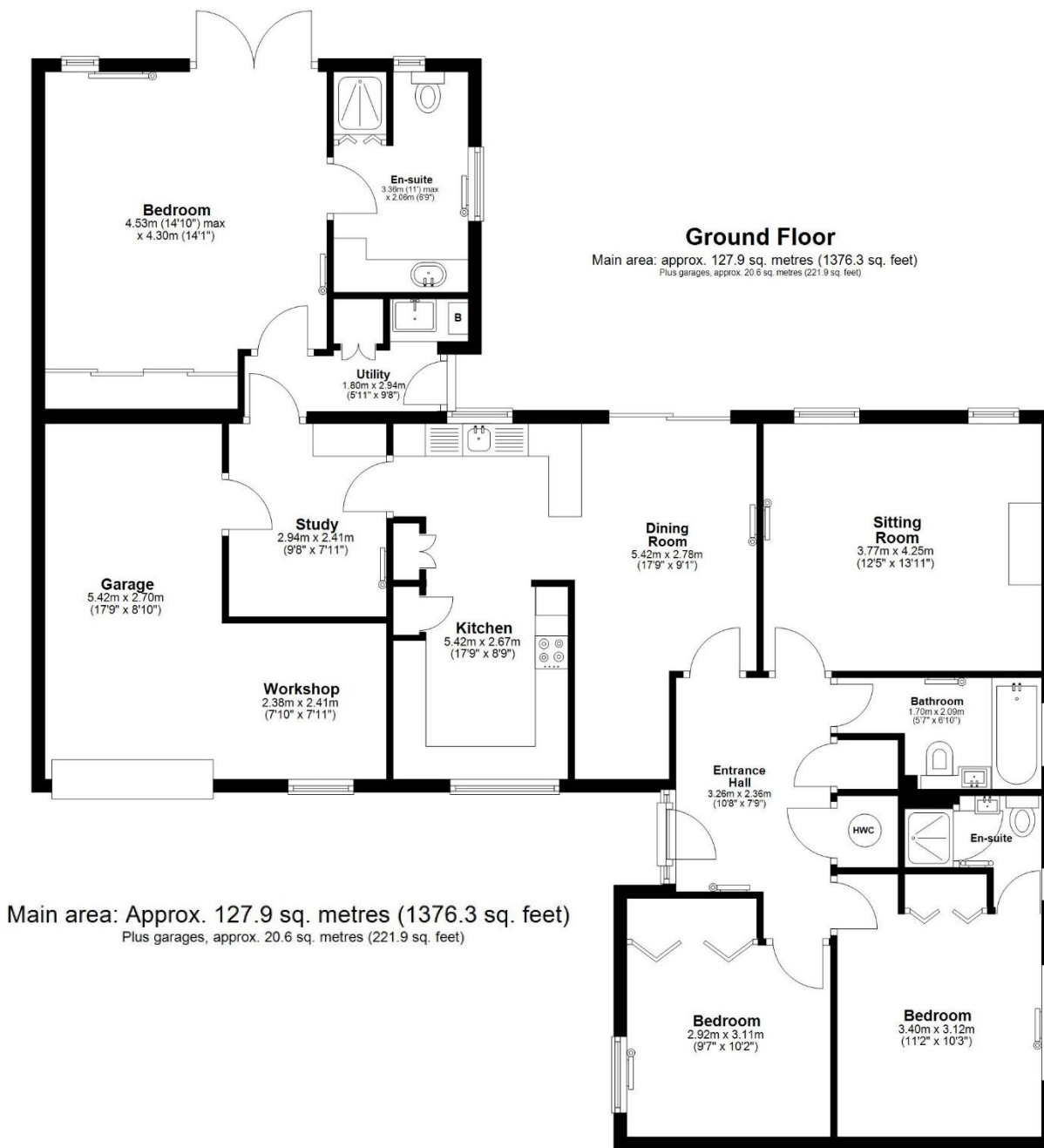
Externally, the property offers a large driveway with parking for several vehicles ahead of the integral garage. The rear garden wraps around two sides of the bungalow and is mainly laid to lawn, with mature borders stocked with plants and shrubs. An attractive Cotswold stone wall and hedging enclose the rear boundaries, with fencing between the neighbouring properties.

We understand the property is connected to mains electricity, water, and drainage. The central heating is fired by LPG gas. Council Tax Band E (Cotswold District Council). The property is freehold.

EPC – E (51).

Guide Price £550,000





Situation:

Kemble is a charming village situated approximately 4 miles south of Cirencester and around 8 miles north of Tetbury and Malmesbury. The village uniquely benefits from a mainline railway station with direct services to London Paddington and is also within easy reach of both the M4 and M5 motorways.

Local amenities include a primary school, village store and post office, and a popular pub, The Tavern Inn. Surrounded by beautiful Gloucestershire countryside, the area offers a variety of scenic walks directly from the doorstep.

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