



PEAR TREE COTTAGE, KEMBLE



PEAR TREE COTTAGE, 169 KEMBLE, CIRENCESTER, GL7 6BT

SITUATED ON THE EDGE OF A COTSWOLD VILLAGE, LIES THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED COTTAGE SET WITHIN 1/4 OF AN ACRE OF GROUNDS INCLUDING DOUBLE GARAGE WITH HOME OFFICE ABOVE.

The property

This charming, detached Cotswold cottage, set back from the village lane and overlooking open farmland, has undergone a stylish transformation that beautifully blends its period charm with modern conveniences. The spacious, detached four-bedroom home has been thoughtfully extended, offering a balance of traditional features and contemporary living.

Upon entering, you'll be greeted by a welcoming reception hall with a country boot room aesthetic, featuring a flagstone floor, bespoke storage units, and a built-in cocktail cabinet alcove. The centrepiece of the hall is a feature fireplace, with a staircase leading to the first floor. The sitting room boasts a triple aspect, offering plenty of natural light, a substantial stone fireplace with an inset wood burner, a cosy window seat, and wooden flooring.

The rear of the house hosts the kitchen/breakfast room, complete with flagstone floors and a stone fireplace featuring the original working range.

Handcrafted wooden storage units complement the space, alongside a Victorian dresser, available through separate negotiation. A cellar lies beneath, accessed through the kitchen floor. Beyond the kitchen/breakfast, lies the utility with rear access. The formal dining room is perfect for entertaining, with dual aspects, bi-fold doors opening onto the garden, and a built-in kitchenette for preparing aperitifs and hors d'oeuvres. The cloakroom is conveniently located as is the adjacent snug or library, designed as a peaceful retreat.

Upstairs, the main bedroom has an ensuite shower room, while the other three bedrooms share a family bathroom. Currently, one of the rooms is used as a gym, while the others are styled as comfortable bedrooms with built-in wardrobes.

This property combines rustic charm with contemporary features, making it ideal for those seeking a blend of rural tranquillity and modern comforts.

ACCOMMODATION

*Reception Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room
Snug • Utility • Cloakroom • Main Bedroom With Ensuite
Three Further Bedrooms • Family Bathroom*

Ofcom: Broadband: Ultrafast available. (Gigaclear point is available at the drive entrance).

Mobile coverage: Indoor – O2 likely, Three and Vodafone limited. Outdoor – likely.

Our vendors use O2 and say 'it is pretty well crystal-clear inside and out'.

Heating: Oil fired central heating, wood burner in the sitting room, air source air conditioning unit in the home office above the garage.

Directions: What Three Words: dogs.ethic.ethic



Situation

Kemble, a charming village in the Cotswolds, offers a blend of convenience and rural tranquility. Its railway station, with a direct connection to London Paddington in just 75 minutes, adds to its appeal for commuters and visitors alike. The village is well-served by amenities such as a primary school (rated Good by Ofsted in November 2023), a shop with post office services, a village hall, All Saints Church, and The Tavern pub.

Nearby, the Cotswold Water Park provides a wealth of leisure activities across 180 lakes, ranging from water sports to birdwatching. For education, families have access to a selection of renowned grammar and independent schools, with Westonbirt School, Rendcomb College, and Beaudesert Park being among the closest options.

Kemble is also a perfect base for exploring the stunning surrounding countryside, with many walking opportunities, including along the Thames Path National Trail.



WITHIN EASY REACH...

Cirencester 4.5 miles

Malmesbury 9.3 miles

Tetbury 8.5 miles

Swindon 19.3 miles

All distances are approximate





Outside

Set in beautifully landscaped grounds with a welcoming Cotswold stone wall on the front boundary and a gated gravel driveway leading to a double garage, providing ample parking. The small orchard and productive kitchen garden with raised beds add a quaint and functional touch.

At the rear, the garden offers a mix of a level lawn, wide borders filled with flowers and shrubs, and a gravel terrace perfect for outdoor dining. The tucked-away working garden adds practicality with a wood store, greenhouse, compost bin, and stables repurposed for storage, as well as an oil tank and outdoor boiler.

The double garage is a standout feature with electric doors, rear pedestrian access, and a staircase leading to an upstairs home office or hobbies room. This mix of practicality, and versatility makes the cottage feel like a perfect balance between a country retreat and a functional living space.



OUTSIDE

*Double Garage with Home Office
Above • Gated Gravelled Drive with
Private Parking • Productive Kitchen
Garden • Landscaped Rear Garden*

Total Plot Measure 0.25 Acres

Useful Information

Tenure: Freehold.

Postcode: GL7 6BT.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council. Council Tax Band G and EPC Rating E.

Approximate Gross Internal Area = 185.2 sq m / 1993 sq ft
 Cellar = 12.2 sq m / 131 sq ft
 Double Garage / Home Office = 56.9 sq m / 612 sq ft
 Workshop = 15 sq m / 161 sq ft
 Total = 269.3 sq m / 2897 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135090)

01453 374007
 info@whitakerseager.co.uk
 www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER
 SEAGER
 ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.