The Stables

Kemble, Gloucestershire



TO LET

A traditional Cotswold stone barn conversion in a popular village location

Accommodation

Kitchen/Dining Room • Sitting Room • 3 Double Bedrooms • 2 Bathrooms and Shower Room
Cloakroom/Utility Room
First Floor: Double Bedroom • En-suite Shower Room
Enclosed Gardens • Outbuilding • Double Carport

Description

Located in a tucked away position in the village, The Stables has been sympathetically converted to a high standard throughout, whilst retaining the essence of the original building. With light and airy accommodation laid out over two floors, the property offers flexible living in the heart of the Cotswolds in this popular and convenient village. Outside the property is complimented by defined and enclosed separate garden areas with a double carport.

Situation & Amenities

Cirencester 5 miles • Northleach 7 miles • Cheltenham 6 miles • Oxford 35 miles
(all distances approximate)

Kemble lies about three miles from Cirencester. The village is the settlement closest to the Thames Head, the source of the River Thames, which is identified in a meadow known as Trewsbury Mead. The great Roman Frontier Road, known as the Fosse Way, runs through Kemble on its way to Corinium, modern day Cirencester. Kemble has a primary school, The Tavern public house, a village church, a railway station, and a combined Post Office/local store. Further amenities can be found in Cirencester which include an excellent range of independent shops, boutiques, restaurants, and regular markets.

Good road communication links via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Kemble train station is just a 4 minute drive with direct rail services to London Paddington, Gloucester, and Cheltenham.

The area is noted for both its private and state schools. Recreational opportunities include Cheltenham Racecourse, theatres in Cirencester and Cheltenham, polo at Cirencester and Westonbirt, water sports at the Cotswold Water Park, plus a good availability of golf courses and equestrian facilities.





Fixtures and Fittings

Available to let **Unfurnished**. The kitchen has an electric oven and hob. Integral fridge /freezer and dishwasher. Utility Room: Plumbing for washing machine and space for tumble dryer. There is also a woodburning stove in the sitting room.

(Please note the photographs used are from a previous marketing campaign)

Services

Mains water Mains electricity Mains drainage Oil fired central heating

Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk.

Outgoings

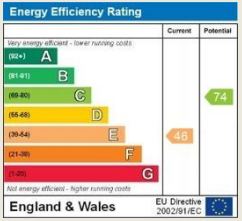
The tenant(s) will be responsible for all outgoings and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.
Council Tax Band E. Cotswold District Council – Telephone: 01285 623000.

Viewings

Strictly by appointment - Telephone 01993 822325.

Directions GL7 6FS

From Cirencester take the A433 Tetbury Road in a westerly direction. After about 1 mile, turn left onto the A429 signposted for Kemble and Malmesbury. After approx. 2 miles and on entering the village of Kemble, turn left onto West Lane signposted 'Ewen & South Cerney'. At the T junction turn right and as the road bears around to the right, turn left into Limes Road. The property can be immediately located on the right-hand side. **What3words** ///doubts.blog.rejects





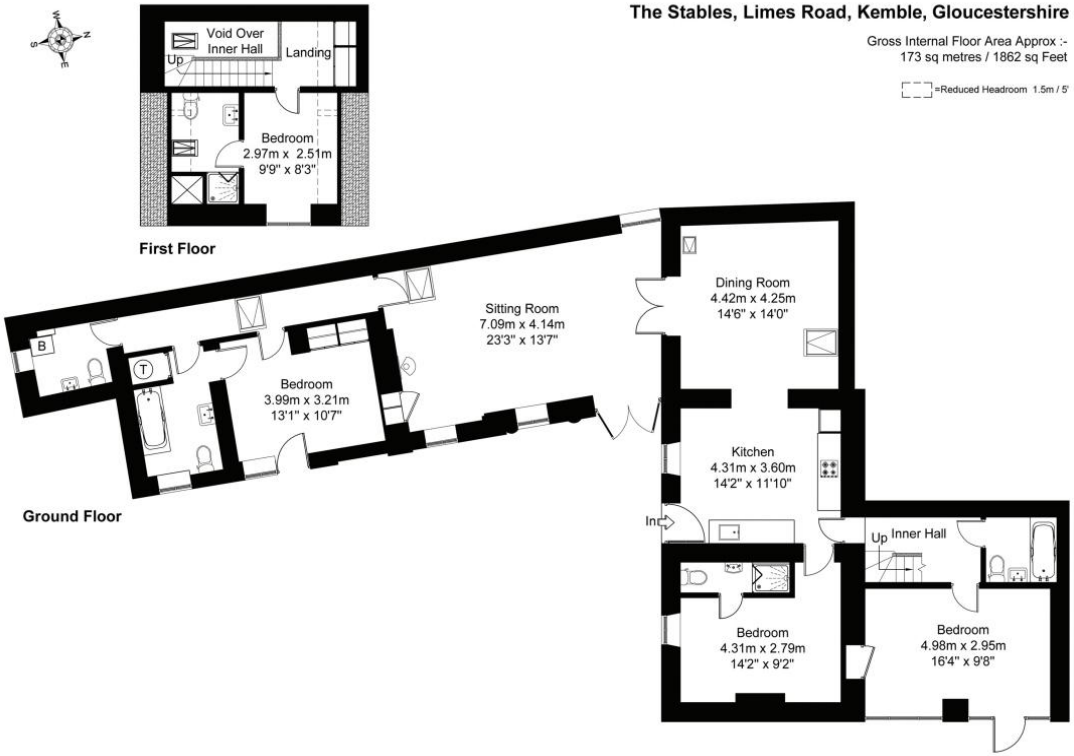




The Stables, Limes Road, Kemble, Gloucestershire

Gross Internal Floor Area Approx :-
173 sq metres / 1862 sq Feet

=Reduced Headroom 1.5m / 5'









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The Property Ombudsman