


# The Wharfings, Kempsford, Gloucestershire.

£770,000 Freehold









# 4 The Wharfings, Kempsford, Gloucestershire.

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

**Summary**
A wonderfully individual village home, tucked away at the end of a close in Kempsford, with flexible accommodation, mature gardens and real personality throughout. Set in a plot of around a third of an acre, it offers generous living space, four/five bedrooms, potential annexe accommodation, a double garage and beautiful established gardens that feel private, peaceful and full of life.

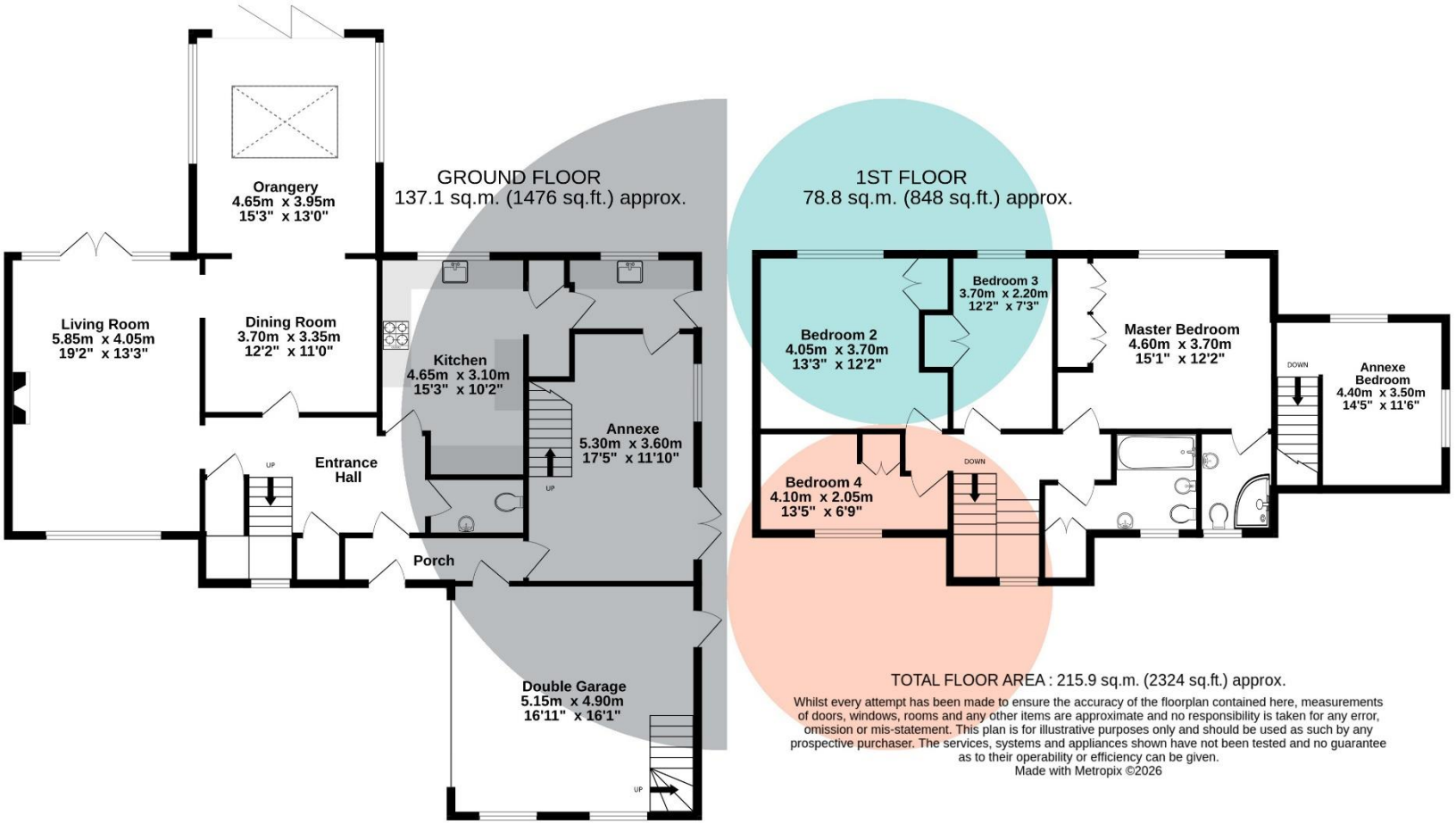
**Step inside**
This is the sort of home that has clearly been lived in and enjoyed, with a layout that offers far more than first impressions might suggest. There is space, flexibility and plenty of character, from parquet flooring and painted brickwork to wood panelling, exposed stone and wonderfully large windows that draw the garden into the house.
The property is approached through an entrance porch, which gives access to the double garage, the additional annexe-style accommodation and the main entrance hall. The hall sets a warm tone, with wooden flooring, stairs rising to the first floor, useful storage and a cloakroom with WC and wash hand basin.
To the left is a generous dual aspect living room, a comfortable and characterful space with a large window to the front, painted brickwork, a fireplace and double doors opening directly out to the garden. It is a room that feels properly lived in and inviting, with the proportions to work for both everyday life and larger family gatherings.
What was originally the dining room is currently used as an art room, but could easily return to more formal dining or work brilliantly as a study, playroom or creative space. From here, a wide opening leads into the orangery, a beautifully light triple aspect room with a roof lantern and bi-fold doors opening to one of the terraces. This is one of the real highlights of the house, giving a lovely connection to the garden and creating a calm, bright space to sit, eat or simply enjoy the outlook. The kitchen/breakfast room sits at the heart of the practical day-to-day layout, fitted with a good range of storage and worktop space. From the kitchen, a small inner hall with further storage leads through to the utility room, which has access out to the garden and also connects with the annexe-style accommodation. Affectionately know as 'The West Wing', this part of the house could one of its most useful features. Currently used as part of the main home, it includes an additional reception room with double doors to the garden and stairs rising to a further bedroom above. With some adaptation, the layout lends itself well to creating a self-contained annexe, whether for family, guests, older children or anyone needing a degree of independence while still being connected to the main house.

Upstairs, the main landing gives access to four bedrooms, all with built-in wardrobes. The principal bedroom has its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a bath, WC, bidet and wash hand basin. The rooms are generous, flexible and full of natural light, with several enjoying leafy views over the gardens.

**Step outside**
The setting is a major part of the appeal. To the front, there is driveway parking leading to the large double garage, with further access into the garden. The garage also has stairs leading up to a useful first floor storage area, which offers further potential depending on requirements.
Gated side access leads through to the rear garden, and this is where the property really starts to shine. Set within an overall plot of around a third of an acre, the gardens are private, mature and full of interest, with lawned areas, patios, established trees, colourful planting and a wonderful sense of seclusion.
There are several outbuildings, useful tucked-away areas and plenty of space to explore, potter, entertain or simply enjoy the peace. It is not a manicured blank canvas, and that is very much part of its charm. It feels established, natural and properly loved, giving the house a setting that is increasingly hard to find.

**Area insight**
Kempsford is a well-regarded Cotswold village with a proper community feel, a primary school, village pub and easy access to surrounding countryside. It is a location that gives you the appeal of village life without feeling cut off. Fairford is close by, offering a wider range of shops, cafés, schools and everyday amenities, while Cirencester, Lechlade, Cricklade and Swindon are all within reach. The road links also work well for those needing to travel further afield, with access towards the A419, A417 and wider Cotswold road network.

**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.




TOTAL FLOOR AREA : 215.9 sq.m. (2324 sq.ft.) approx.

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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