







## 54 Top Farm, Kemble Cirencester, Gloucestershire.

### Directions

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

### Summary

Situated in a quiet close in the heart of this popular village, is this modern, attached, shared ownership home. The accommodation includes three bedrooms, family bathroom and downstairs cloakroom, living room, kitchen and dining area. There is parking for two vehicles, an enclosed rear garden with gated access, and it is offered for sale with no onward chain.

### Step inside

The front door opens into a large and welcoming entrance hall with stairs leading to the first floor and storage area below. A door leads into the spacious living room with double doors out to the garden and a door into the kitchen. This has been fitted with a range of storage and appliance space and is open to the dining area. There is an airing cupboard with pressurised hot water tank. The ground floor is completed by the cloakroom fitted with a wc and wash hand basin.

The first floor landing has a storage cupboard and access to all of the rooms. There are three good sized bedrooms, and a family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### Step outside

To the side of the property is a driveway providing tandem parking for two vehicles. The rear garden is enclosed by fencing and mainly laid to lawn with an area of patio. There is gated access and attractive shrub borders.

### Area insight

The property is situated in a quiet close with a nearby play park, 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 close by. 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.

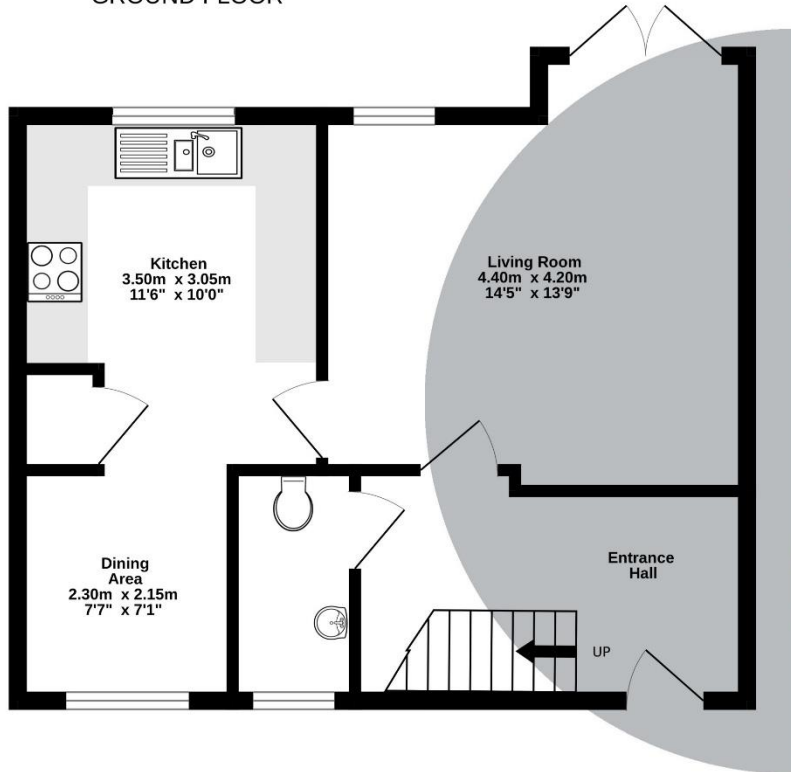
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

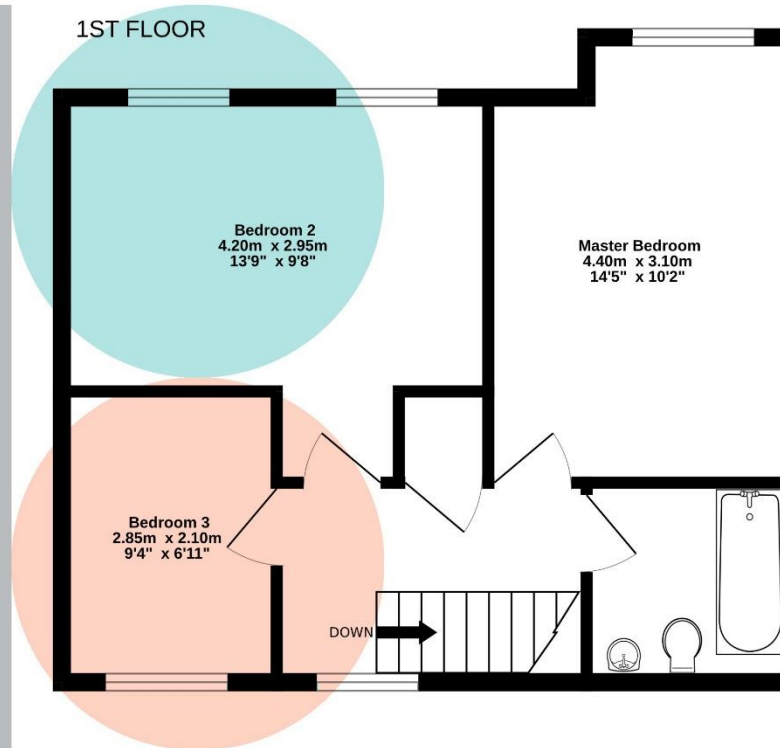
### Agents Note

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



## 1ST 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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