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french

5 The Firs, Kemble, Cirencester, Wiltshire, GL7 6AZ

A spacious family home situated a cul-de-sac on the outskirts of the popular village of Kemble, within striking distance of the local school and nursery and benefits from being close to Kemble mainline railway station, which provides a fantastic, timely link to London.

The property has undergone extensive extension works to create a wonderful family home, benefiting from multiple off-street parking options, a single garage, a work/studio space and gardens extending to just shy of 0.45 of an acre. The accommodation is set across two floors and extends to approximately 2,200 sq. ft. in total.

Entering the property through the front door, you are welcomed into a spacious entrance hallway, with a WC immediately to the left and stairs rising to the first floor to the right. There is access into the kitchen and main living space, which has been cleverly extended by the current owners to create a true heart of family life.

The impressive kitchen benefits from flagstone flooring throughout, with wall and base units in a shaker style, complemented by brass handles and solid wooden worktops. There is an integrated fridge/freezer and dishwasher, along with a Belfast sink inset with brass taps. There is space around a decorative exposed brick chimney breast for an electric range style as well as space for a freestanding washing machine and tumble dryer. A fantastic central island creates a wonderful social space for six bar stools, with generous under-counter storage. The extended kitchen area incorporates an open-plan dining space, with room for a large table and chairs beneath the vaulted ceiling, enjoying natural light from three skylight windows. To the far end is a space currently utilised as a sitting area adjacent to large bi-folding doors spanning the full width of the wall and opening onto the garden. There are also additional bi-folding doors to the right, which open onto the patio terrace.

Continuing through the accommodation, there are two further great sized reception rooms; one currently utilised as a playroom, and the second as the principal sitting room. The former of these rooms has two windows overlooking the garden and a focal fireplace featuring an inset log burner with a brick surround. The second room is a spacious living with French doors onto the garden. Both rooms offer excellent flexibility in use and are separated from the kitchen by sliding doors.

Rising to the first floor, the landing provides access to all four bedrooms. The principal bedroom is a really generous space with bespoke, cleverly integrated storage within a panelled design and a modern en-suite bathroom. The en-suite comprises a freestanding bath, separate rain shower, WC and wash basin, finished with white brick-slip tiles and geometric patterned flooring. Accessed from the landing beside the principal bedroom is a door to a balcony area, providing far-reaching countryside views.

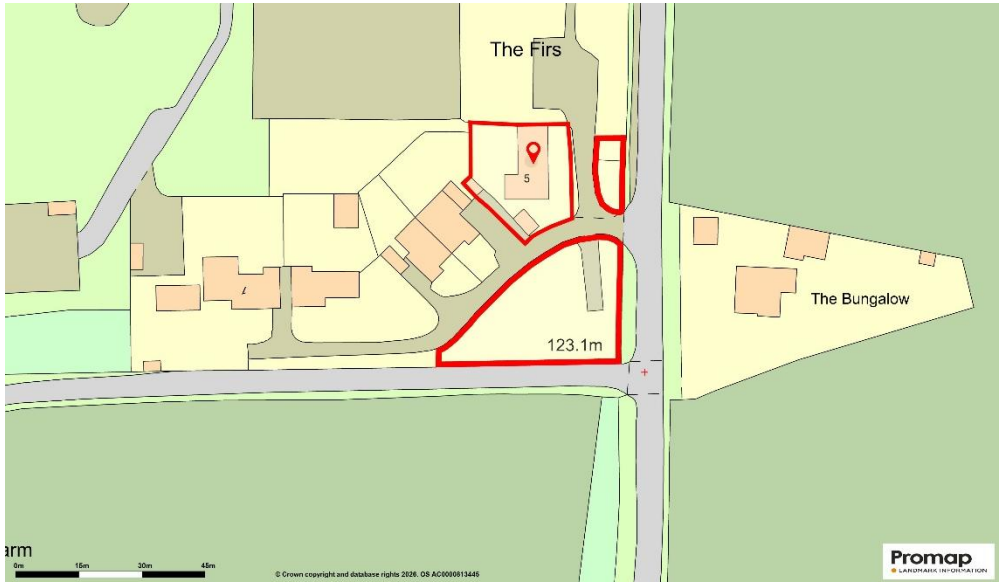
Bedrooms two and three are again generous double rooms, both benefiting from built-in storage and garden views from the windows, whilst bedroom four is another double sized bedroom with views over the front of the property and benefits from built-in storage. The family bathroom completes the first floor and comprises a bath, large separate shower, freestanding sink and WC, with blue and white tiled walls.

The external aspect of the property is equally as generous as the accommodation, with a studio/gym stretching the length of the property. This space benefits from power and lighting, with a guest WC and sink to the far end. There is also a single garage and a timber outbuilding, which has been partly converted and again benefits from power. The westerly-facing rear garden is predominantly laid to level lawn, with a patio area providing an ideal space to enjoy during the warmer months. There is also further parking beside the property, together with an additional large plot of land which could be further landscaped if desired. The front of the property is an attractive lawned garden, enclosed by a picket fence, with a shale path leading to the side access of the property, where there is an outside tap. Across the lane is an allotment area.

We are advised that the property is connected to mains electricity, with water supplied via a private supply. Heating is provided by bulk LPG. The property is Freehold and falls within Council Tax Band E (Wiltshire Council).

EPC – E (45).

Guide Price £700,000

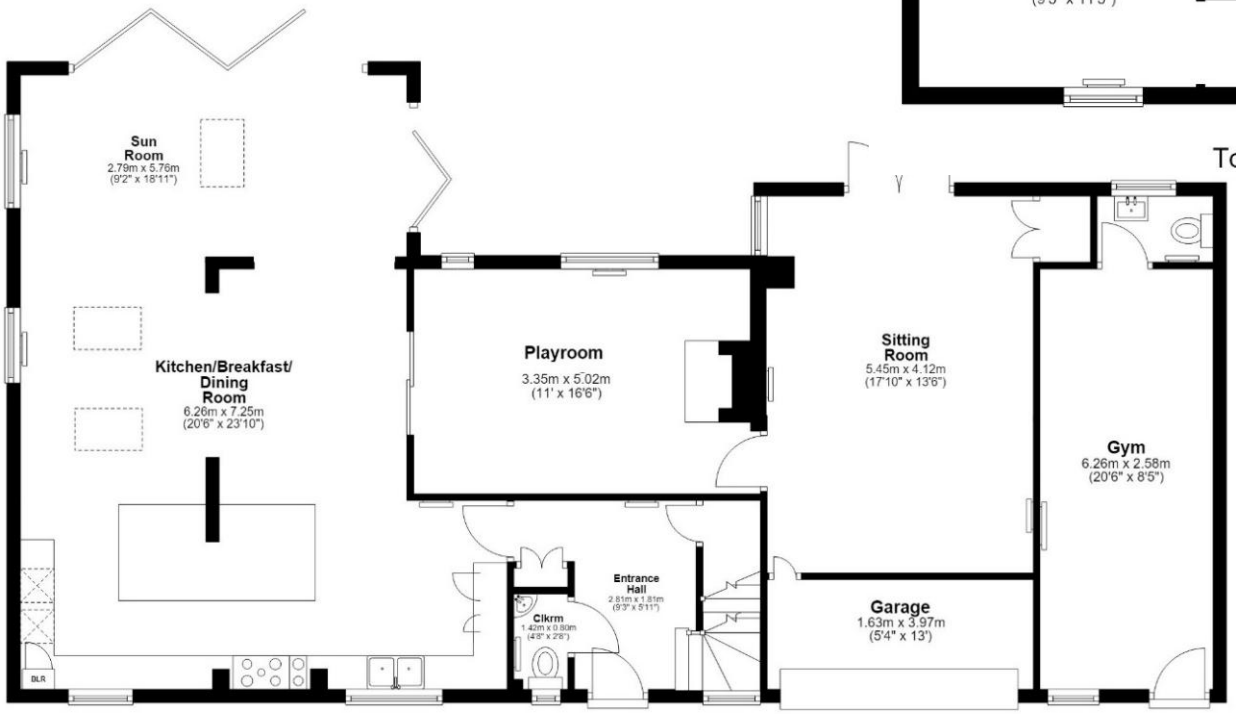


First Floor

Approx. 80.3 sq. metres (864.6 sq. feet)
(excluding Balcony)

Ground Floor

Approx. 135.0 sq. metres (1453.0 sq. feet)



Total area: approx. 215.3 sq. metres (2317.7 sq. feet)

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