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james



Lancaster Road

Kempsford, GL7 4DW

Guide Price
£410,000



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Freehold | EPC Rating - B

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Set within the popular Gloucestershire village of Kempford, this well-proportioned four-bedroom semi-detached home offers approximately 1,299 sq. ft. of living accommodation, complemented by driveway parking, a garage, useful outbuilding and a generous rear garden enjoying wonderful open countryside views.

The ground floor is arranged with practical family living in mind. A welcoming entrance hall leads into the spacious reception and dining room, measuring over 23 feet in length and providing plenty of room for both comfortable seating and a family dining area. French doors open into the conservatory, creating a bright additional living space with views across the garden and direct access outside.

The kitchen and breakfast room is fitted with an extensive range of units, generous worktop space and room for informal dining. A separate utility room provides valuable additional storage and laundry space, with access to the garage and outbuilding.

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Sales Negotiator

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Living Room



Kitchen





Upstairs, the property offers four bedrooms, including a well-proportioned principal bedroom with fitted wardrobes. The remaining bedrooms provide excellent flexibility for children, guests or those requiring a dedicated home office. The family shower room is fitted with a contemporary walk-in shower.

Outside, the rear garden is a particular highlight. Generous in size and bordered by established planting, it offers plenty of space for outdoor dining, children's play and gardening. Mature trees provide a pleasant degree of privacy, while the open views across the neighbouring fields create a lovely rural backdrop.

To the front, the property benefits from driveway parking and access to the garage.



- Four-bedroom semi-detached family home
- Popular village location in Kempston
- Approximately 1,166 sq. ft. of living accommodation
- Spacious 23 ft. reception and dining room
- Generous kitchen and breakfast room
- Bright conservatory overlooking the garden
- Separate utility room
- Four well-proportioned bedrooms
- Family shower room with walk-in shower
- Generous rear garden with open field views
- Driveway parking, garage and useful outbuilding
- Freehold with an EPC rating of B





Kempsford is an established Cotswold village positioned close to the River Thames and surrounded by attractive countryside. The village has a popular primary school, traditional country pub, historic church and active village hall, while the nearby towns of Fairford and Lechlade provide a wider selection of shops, cafés, restaurants and everyday amenities. The Thames Path and Cotswold Water Park are also within easy reach, offering a wealth of walking routes, water sports and outdoor activities. Kempsford is well placed for access to Cirencester, Swindon and the wider Cotswolds, making it an appealing choice for village life with convenient regional connections.

Rear
Garden
Views



Approximate Area = 1166 sq ft / 108.3 sq m

Garage = 78 sq ft / 7.2 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1299 sq ft / 120.6 sq m

For identification only - Not to scale

