



JAMES PYLE & CO



10 Windmill Road, Kemble, Cirencester, Gloucestershire, GL7 6AL



Semi-detached stone house  
Extended, remodelled and refurbished  
Beautifully presented  
4 bedrooms

Magnificent open plan kitchen/dining/living room  
Further reception room  
Close to Kemble train station  
Walking distance to village shop, primary school  
and pub  
Generous off-street parking  
West-facing rear garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £595,000**

Approximately 1,412 sq.ft

‘Just a short walk from Kemble station and village amenities,  
this beautifully presented semi-detached house has been  
extended and reconfigured creating a light and airy  
family home’



## The Property

This semi-detached period stone house is situated in the desirable village of Kemble just a short walk to the train station. From leaving the doorstep, one could be in London Paddington within 75 minutes making this an ideal home in the country for a city commuter. The current owners have undertaken a comprehensive refurbishment whilst extending and remodelling the accommodation. This beautifully presented home offers accommodation of over 1,400 sq.ft.

At the heart of the ground floor there is an impressive living, kitchen and dining room which has been reconfigured as a fashionable and desirable open plan arrangement. The living area has a cosy wood-burning stove, whilst the dining area has bi-folds flowing out to the garden, and a utility room adjoining the side. The kitchen has been fitted around a

large central breakfast bar and features an integrated dishwasher. There is a further separate reception room at the front providing a versatile area to utilise as a sitting room, play room, or study. Upstairs, the extended accommodation now offers four bedrooms. The spacious family bathroom is fitted with a shower over the bath with enough space to have a separate shower unit if preferred.

Externally, there is ample private parking for numerous vehicles over a gravelled driveway at the front and a screened bin store area. The garden is arranged at the rear with access from the utility room. The garden boasts a west-facing aspect and has been landscaped with a patio terrace and good-sized lawn fully enclosed by timber fencing providing an excellent degree of security.

## Situation

Kemble is a sought-after village situated close

to Cirencester and is very well-served with local amenities. The village is an ideal location for the commuter with Kemble train station providing regular services to London Paddington (71 minutes), Gloucester, Cheltenham, Bath and Bristol. The village has a good sense of community with a village shop/post office, The Tavern Inn, primary school and an active village which hosts community events such as cinema nights. Cirencester, known as the Capital of the Cotswolds, is a 10 minute drive away with a large range of amenities including secondary schooling options, and the town of Malmesbury is also a short drive away. The M4/M5 motorways are accessible within 30 mins via the A419/17. The Cotswold Water Park is 10 minutes away with a range of water sport opportunities and there are golf courses at Cirencester and South Cerney.

## Additional Information

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Superfast broadband is available and good mobile phone coverage with some restrictions to network Three. Please check the Ofcom mobile and broadband checker website for more information. Cotswold District Council Tax Band C.

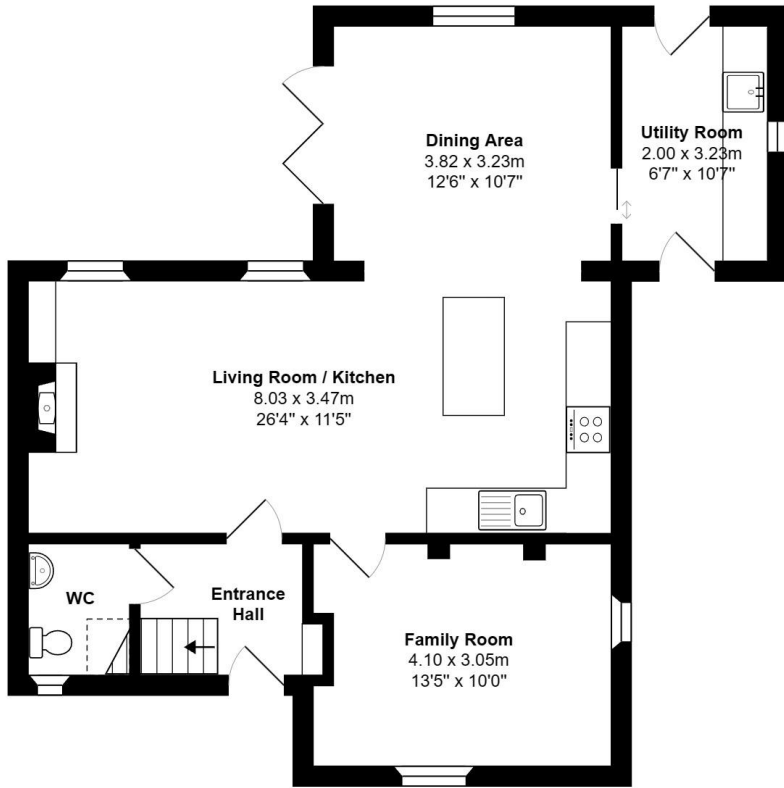
## Directions

From Cirencester, take the A433 towards Tetbury. Follow the road for a few miles and pass beneath the rail bridge to then take the next left hand turn at the crossroads signposted to Kemble. Follow the lane into the village passing the train station, and locate the property on the right hand side. Postcode GL7 6AL. What3words: ///rating.regress.hung

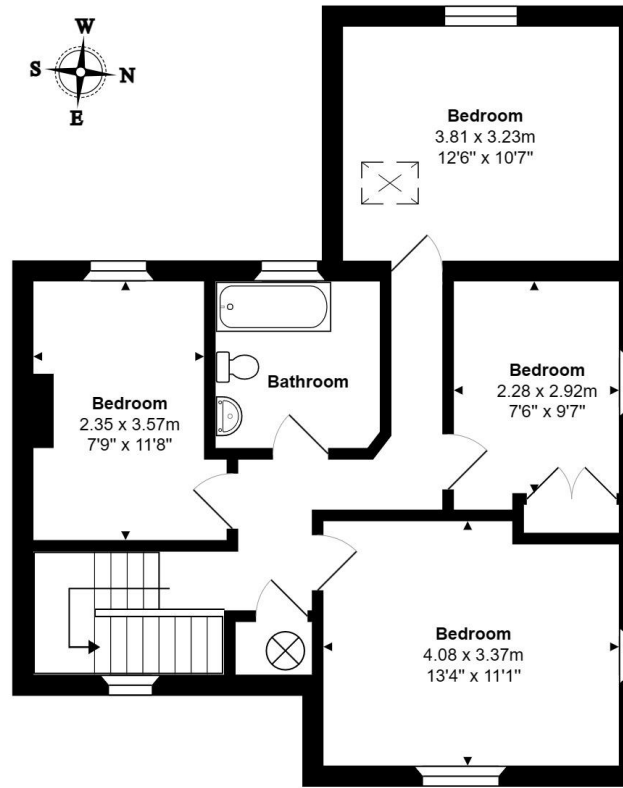








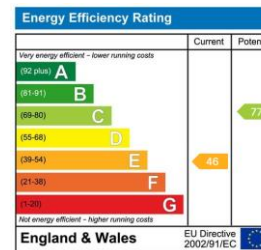
**Ground Floor**



**First Floor**

Total Area: 131.1 m<sup>2</sup> ... 1412 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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