

**Tuckwell Road,
Kempford, GL7 4DR**



Extended semi-detached family home | Four/Five bedrooms

Master bedroom with potential for an en-suite | Open plan downstairs with fabulous kitchen/dining/family room

Set on a corner plot | EPC C

£325,000

Tuckwell Road, Kempford, GL7 4DR



4 Bedrooms



1 Bathroom



2 Receptions

A well-presented and extended four/five bedroom semi-detached family home, positioned on a corner plot in the popular village of Kempford, well-placed for good access to Fairford and Cirencester.

Built in the 1970s the accommodation is approached into a welcoming entrance hall, where there are stairs to the first floor and doors to the cloakroom and sitting room. The extension comprises a most generous open plan family/dining room, where there are French doors to the front and to the rear. The dining area opens up into the kitchen which is fitted with a range of units with integrated appliances. Here there is a door into the utility room.

At first floor level the landing leads to the bedrooms and family bathroom, with shower over the bath. Bedroom five does have plumbing installed in readiness to turn into an additional shower room if required.

Outside the property sits on a corner plot with the front garden being enclosed by hedging, and is predominantly laid to lawn with a generous paved patio. There is pedestrian rear access to the rear garden, which again is well-enclosed and offers a good degree of privacy, it is laid mainly to lawn and has a timber decked area. There is driveway parking which leads to a single garage with personal door back into the garden.

Amenities

Kempford is a small village situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located in the eastern section of the Cotswold Water Park, an extensive complex of over 100 lakes created from gravel extraction.

The Water Park offers a wide range of water and land based activities and is also nationally recognised as an important conservation and wildlife study area. Kempford has a thriving community and also the Kempford Church of England Infant and Primary School which has strong ties with





Farmor's School at Fairford which is very close by. Fairford has a comprehensive range of amenities that serve the town and its surrounding area. There is a range of shops in the centre of the town for which there is ample free parking. There is also a regular market every Wednesday. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre and many local clubs and organisations.

Directions

Leaving our office head towards the A417 in the direction of Swindon. Exit at the Spine Road Junction and at the roundabout take the second exit signed towards Down Ampney. Continue through Latton until you reach another roundabout, take the first exit and follow this road through to Kempford. Turn right into High Street, follow this road until you reach the turning for Ham Lane which is on the left. Turn here and then turn left into Holford Crescent. At the T Junction turn left and the house is the first on the left hand side.



Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

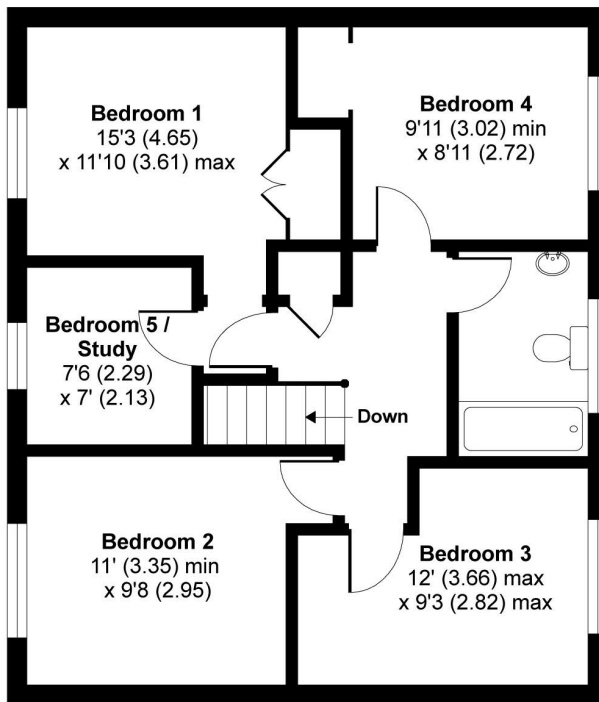
Cotswold District Council

Ref: CIR3943/MM/71029070

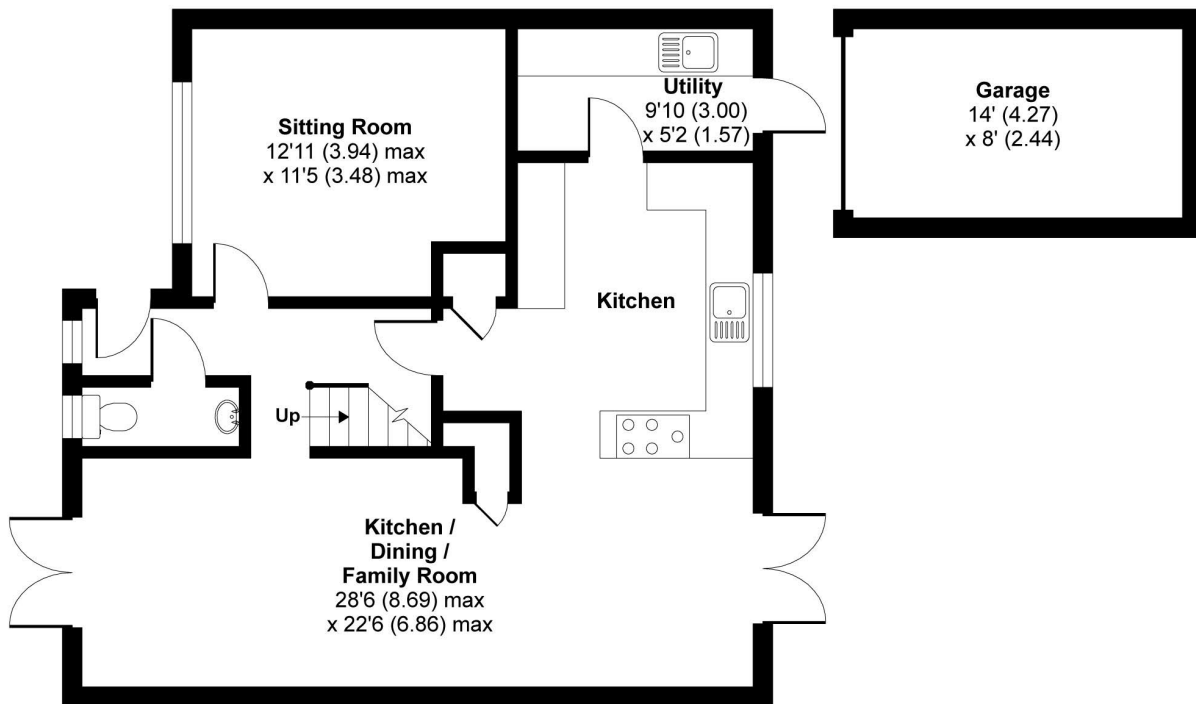


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APPROX. GROSS INTERNAL FLOOR AREA 1513 SQ FT 140.5 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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