

Kemble Wick, GL7 6EQ



Five well-proportioned bedrooms | Two acres of grounds
Contemporary cedar clad extension | Sitting room with wood-burning stove
Impressive 23ft family room | EPC D

Offers in Excess of £1,100,000

Kemble Wick, GL7 6EQ



5 Bedrooms



3 Bathrooms



3 Receptions

A delightful family home, bringing together the old and the new. The well-proportioned accommodation is bursting with charm and character and a contemporary extension really brings the home to life. The original cottage was built of stone in the 19th Century and the wonderful cedar-clad extension was added around 2011. Set in the beautiful Cotswold hamlet of Kemble Wick, the property sits in its own grounds, which extend to two acres, and backs onto open countryside.

Approached into a welcoming entrance hall where there is an open tread oak staircase with glass panelling and a picture window overlooking the garden. Double oak doors lead into the sitting room where there is a free-standing wood burning stove and large patio doors leading to the terrace. The hallway also leads to the family room, which is an impressive 23ft in length, where there is an attractive fireplace and a second fitted wood burner. From here there is a study where there are French doors to the outside and the kitchen/breakfast room which is over 20ft by 13ft, and is

fitted with a bespoke range of units with integrated appliances and a built-in oil-fired Aga. The kitchen leads into a generous utility room, where there is access into the rear garden.

At first floor level there are five well-proportioned light and airy bedrooms, with one having the benefit of an en-suite shower room and three having fitted wardrobes. There are two family bathrooms which are beautifully appointed, which complete the internal accommodation.

Outside, the property is approached via a gravel driveway which provides ample parking and leads to the detached double garage with electric up-and-over door. The gardens extend to two acres and are predominantly laid to lawn with various shrub borders, a secret hidden garden and a concealed vegetable plot. A summer house sits in the far corner offering a place to relax and enjoy the views across the garden.



Amenities

Kemble Wick is a beautiful hamlet on the outskirts of Kemble.

Kemble is a small village approximately four miles from Cirencester. It has good road links to Cirencester, Malmesbury, Chippenham and Swindon including M4 and M5 and also boasts a mainline railway station, with access to London Paddington being approximately one hour away.

The village has many services to offer; there is a primary school, local pub and combined Post Office and local store.

Kemble Airfield, on the edge of the village, was once home to The Red Arrows aerobatic display team. The airfield has a museum housing the Bristol Aero Collection, AV8 restaurant and is also host to many other local events.

Directions

Leave Cirencester towards Kemble on the A429. On entering Kemble turn left on to West End towards Kemble Wick, this leads into School Road. Take your second turning right into Church Road which leads to Kemble Wick. On entering the village bear right and the drive will be found on the left by the telephone box.

Services & Tenure

We believe the property is served by mains electricity, oil, 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.

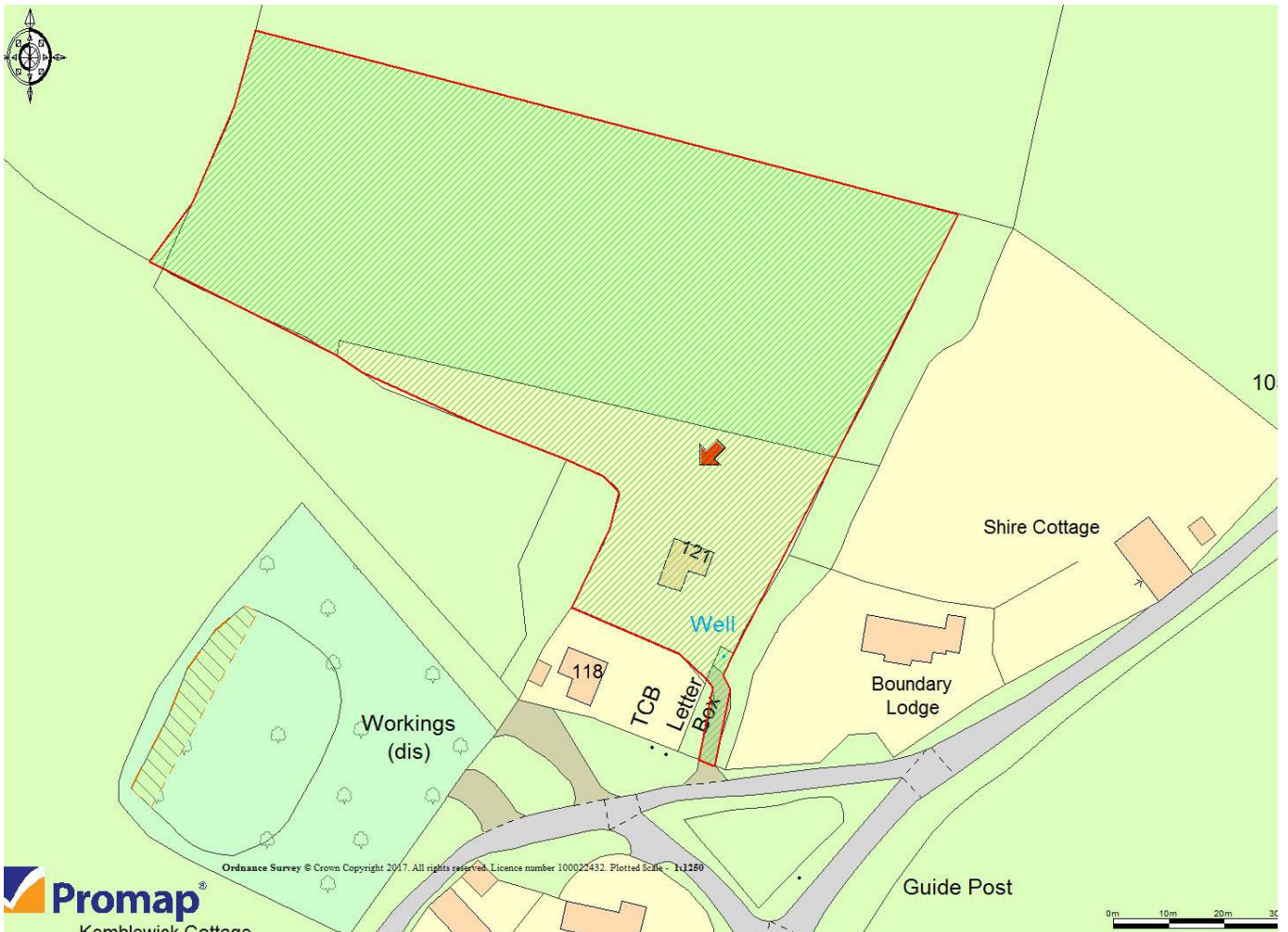
Local Authority

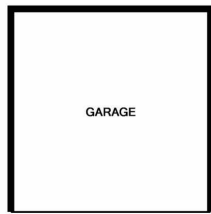
Cotswold District Council

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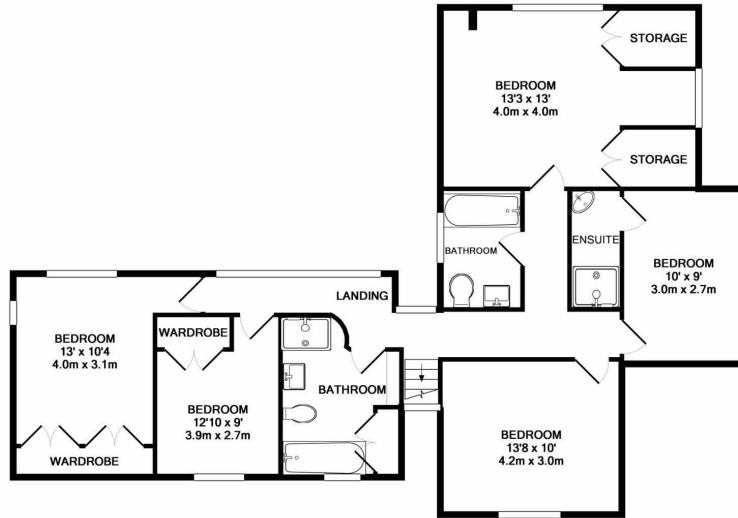








GARAGE



1ST FLOOR



GROUND FLOOR

WELL GROUND HOUSE GL76EQ
 TOTAL APPROX. FLOOR AREA 2393 SQ.FT. (222.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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