

STATION ROAD, KEMBLE
£470,000

MOORE ALLEN
& INNOCENT

BRAMBLE HOUSE GL7 6AT

This attractive character built home provides well-appointed flexible accommodation arranged over three floors. Located a short walk from the station making it ideal for commuters and also benefitting from all that this wonderful Cotswold village has to offer.

Enjoying a light airy feel throughout enhanced by the neutral decoration, this well cared for home is set back behind a planted garden and Cotswold stone wall.

This fine detached house has a central front door set beneath the canopied porch. The hallway provides a cloakroom and staircase to the first floor.

The generous sitting room enjoys a dual aspect with French doors opening to the sheltered rear garden. The dining room flows through into a modern shaker style fitted kitchen finished in soft white. Integrated Bosch appliances include a double oven, hob, extractor, dishwasher, fridge and freezer. Completing the ground floor a very useful utility room with sink, plumbing for washing machine, also access to a large understairs cupboard.

To the first floor, a large landing with dual aspect adding to the overall light feel. Two double bedrooms, a generous single bedroom currently utilised as a home office and a family bathroom with separate shower.

The entire second floor creates a wonderful principal bedroom suite including a large bedroom with feature dormer window and velux rooflight, landing access to a dressing room and a spacious shower room. Also access to the boarded loft space

The pretty rear garden is bound by Cotswold stone walling with borders planted with a variety of trees and shrubs. There is a well-tended central lawn and paved patio, creating the perfect environment in which to relax or for entertaining. A gate to the side provides direct access to the driveway with a shed and parking for two cars.

Benefitting from no onward chain.

SERVICES: We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating. uPVC double glazed windows and an alarm system.

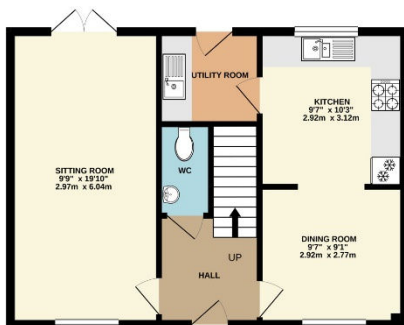
OUTGOINGS: The property has been placed in Band 'E' for Council Tax purposes; charges 2020/21 £2,181.64. EPC C (73)

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

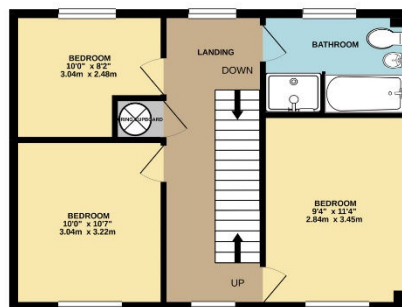
TENURE: The property is offered freehold with vacant possession.

LOCATION: Kemble is a much sought-after village which supports a Parish Church, pub, post office/stores, primary school and a village hall. The mainline station provides a fast and regular service to London Paddington, taking approximately 70 minutes.

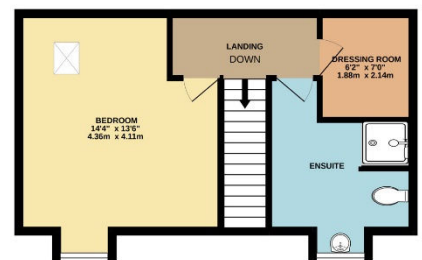
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.4 sq.m.) approx.

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. Made with Metropix ©2016



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