

MEADOW VIEW

The Piece, Kemble, Gloucestershire GL7 6AF



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& INNOCENT

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A stunning home! Recently completed following extensive renovation and brilliantly designed extensions, creating an individual property of just under 4000 sq ft. The quality of finish is impressive, with a character stone exterior and a beautiful light spacious interior centred around an open plan environment comprising the kitchen and a dining area and ample room for soft seating within the orangery. The interior will delight with the flexible accommodation arranged over two floors and the additional benefit of a spacious room over the double garage.

OFFERS IN EXCESS OF
£1,250,000



Set centrally within this most sought-after village that enjoys a great sense of community and has a pub, village store a well-regarded primary school and mainline railway station.

The property is tucked back along a private lane, enjoying a rural outlook and is bound to the front by Cotswold stone wall, with gated access to a large gravel driveway.

To the front, a private lawned garden and patio, perfect for morning coffee. An attractive canopied entrance leads into the hallway, where a tiled floor adds function and character. To the ground floor there is a study, a very useful utility room, cloakroom and two double bedrooms both with ensembles, one benefits from a walk-in wardrobe and French doors opening onto the patio. Also, two well-proportioned reception rooms; the sitting room provides a cosy escape with the wood burner adding warmth to those winter evenings. The second reception room is situated off the orangery, a great family room with French doors leading out on to the sheltered patio.

There has been no compromise when it comes to the fittings and finishes of the contemporary designed bath and shower rooms or with the bespoke kitchen. A wide range of soft-grey wall and base units are complimented by slim composite worktops and a large central island provides space for casual dining. The integrated appliance package includes a Rangemaster cooker set within a chimney, dishwasher, wine cooler and ample space for an American style fridge-freezer. Tiled floor flows through into the orangery where a large roof lantern is an impressive design feature and along with the bank of windows floods the room with light. French doors lead out onto the patio and the lawned garden beyond, also affording open views.

To the first floor landing a spacious walk-in laundry cupboard, two double bedrooms both with ensembles and an outstanding principal bedroom suite. This includes a generous dressing room (that could easily divide if required) and a fabulous ensuite with twin sinks, a large walk-in shower and freestanding bath.



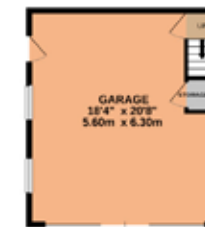


Ground Floor
194.9 SQ.M (2,098 SQ.FT.)



First Floor
162.2 SQ.M (1,746 SQ.FT.)

Total Approx Floor Area
357.0 SQ.M (3,843 SQ.FT.)



Garage
35.3 SQ.M (380 SQ.FT.)



Garage First Floor
33.3 SQ.M (359 SQ.FT.)

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected to the Property. Air source heat pump feeding underfloor heating to the ground floor and radiators to the first floor. EPC C (69).

Outgoings: Council Tax Band 'E' 2020/21 charges £2,284.00.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: Freehold offering vacant possession upon completion.

DISCLAIMER

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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