

LIME COTTAGE

Kempsford, Gloucestershire



MOORE & ALLEN
— & INNOCENT —

LIME COTTAGE
HIGH STREET
KEMPSFORD
NR FAIRFORD
GLOUCESTERSHIRE
GL7 4EQ

An attached period cottage occupying a central position within this well-served village. Offered with no onward chain.

- Fairford c.3 miles
- 1,110 sq ft (103 sq m)
- Three double bedrooms
- Spacious reception room
- Integral garage
- Hard landscaped garden
- Offered with no onward chain

GUIDE PRICE
£375,000
FREEHOLD



LOCATION

Kempsford is a popular village with a strong community located to the south of Fairford. There is a very well attended Church of England primary school and public house. The village hall and playing fields accommodate a number of past-times and activities.

Nearby Fairford offers a wide selection of amenities including convenience stores, post office, a medical centre, weekly market, hotel, pubs and schooling at all levels.

Swindon c.11 miles | Cirencester c.11 miles | Oxford c.29 miles
Railway Station Swindon to London Paddington 59 minutes

THE PROPERTY

Lime Cottage occupies a central position upon the High Street within this charming Cotswold village. The property comprises a semi-detached period cottage that has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof. Some years ago, the cottage was extended to the side and rear, part in reconstituted stone.

The accommodation is presented over two floors and briefly comprises front door leading into entrance hall with stairs rising to first floor, door off to cloakroom and access into the reception room. The main living space is of excellent proportions with heavy beamed ceiling, dual aspect and central chimney breast,

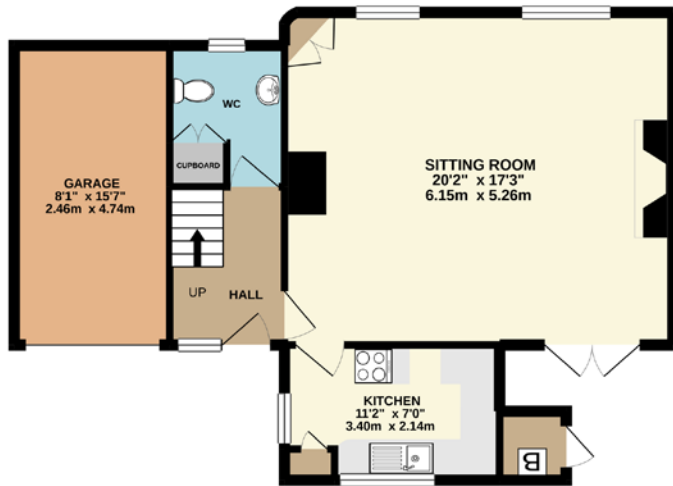
glazed doors open onto the private terrace, further door leads into the kitchen. Basically fitted, the kitchen has a range of base and wall mounted units and window to side.

A particular attraction to Lime Cottage is the size of the first-floor accommodation. With three double bedrooms, two with built-in cupboards and shower room with WC.

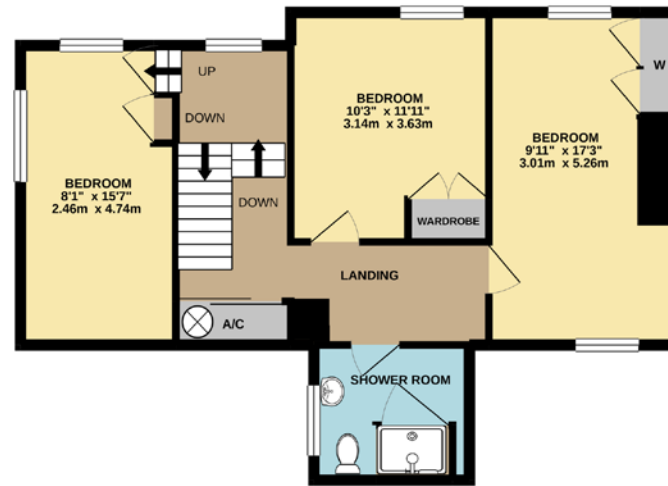
To the outside, vehicular access leads to the integral single garage. Gated access into a private hard landscaped terrace presented on two levels.

Lime Cottage would benefit from general updating, it is offered with no onward sale.

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



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'E' charges 2021/22 £2,176.05. All main services connected. Cotswold District Council (01285) 623000. EPC Band 'E'

DIRECTIONS

Kempsford lies about 6 miles to the west of Lechlade. From Lechlade proceed west on the A417 (Fairford Road), turn left shortly after the petrol station, signpost to Whelford and Kempsford. Continue through Whelford leading into Kempsford, turning left at the junction (Top Road) then left into the High Street, the property will be seen a short distance along on your left.



MA&I



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DISCLAIMER

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