



## THREE BEDROOM DETACHED BUNGALOW LOCATED IN KEMPSFORD

HONEYSUCKLE COTTAGE, CHAPEL ROAD,  
KEMPSFORD, GLOUCESTERSHIRE, GL7 4NS

FREEHOLD £540,000

**Ridgeway**

### ENTRANCE PORCH

Outside light. Entrance door with obscure stained glass leaded lights. Two obscure glazed sidescreens.

### ENTRANCE HALL

Solid bamboo flooring. Roof access. Built in cupboard. Radiator.

### SITTING ROOM

14' 3" x 13' 11" (4.34m x 4.24m)

Bowed window to front. Reconstituted Cotswold stone fireplace with woodburner. Radiator. Television point.

### KITCHEN/DINING ROOM

23' 11" x 11' 2" (7.29m x 3.4m)

Two windows to the front and one to the side. Double bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted wall and base units. Tiled splashbacks. Solid bamboo flooring. Stoves four ring gas hob. Built in Stoves oven. Space and plumbing for automatic dishwasher. Further utility space. Breakfast bar. Radiator. Additional distressed copper tower radiator.

### UTILITY ROOM

8' 7" x 5' 9" (2.62m x 1.75m)

Half glazed panelled door and window to side. Single drainer stainless steel sink unit with mixer tap and cupboard below. Space and plumbing for automatic washing machine. Wall mounted Glow Worm boiler for domestic hot water and central heating. Radiator. Solid bamboo flooring.

### CLOAKROOM

Obscure glazed window to rear. Suite comprising of a low level WC and wall mounted basin. Tiled splashback and flooring. Radiator.

### BEDROOM ONE

12' 7" x 10' 3" (3.84m x 3.12m)

Window to rear. Radiator. Built in wardrobe.

### BEDROOM TWO

9' 4" x 9' 1" (2.84m x 2.77m)

Window to rear. Radiator. Built in wardrobe.

### BEDROOM THREE

9' 4" x 9' 1" (2.84m x 2.77m)

Window to rear. Radiator. Built in wardrobe.

### BATHROOM



9' 8" x 9' 3" (2.95m x 2.82m)

Obscure glazed window to rear. A fitted suite comprising of a panelled bath with mixer tap shower, separate shower cubicle, pedestal wash basin and low level WC. Tiled surrounds and flooring. Radiator.

### OUTSIDE

The property is approached by an electronically controlled five bar gate with a concrete driveway leading to a gravelled forecourt. This provides parking for several cars and gives access to the garages.

There is an additional covered area to the side, currently used as a wood store but could house a small car or trailer.

The front is enclosed by mature hedgerow with cultivated borders.

The rear garden is enclosed with a large patio and gravelled area. Hardstanding suitable for a shed. Cultivated borders. Gated pedestrian access to both sides. Two outside taps.

### TWO GARAGES

There are two garages with ample parking and turning for several cars.

### AGENTS' NOTE

See CDC Planning Reference 21/01715/FUL. There is scope for a loft conversion that could provide three bedrooms, an en suite and a family bathroom.

### KEMPSFORD

Kempsford, which includes the hamlets of Whelford and Dunfield, lies in Gloucestershire upon the Thames, halfway between Cricklade and Lechlade, where the river divides Gloucestershire from Wiltshire.

A small Cotswold village made up principally of period houses and cottages, the village offers a primary school, parish church and a public house.

### Additional Information

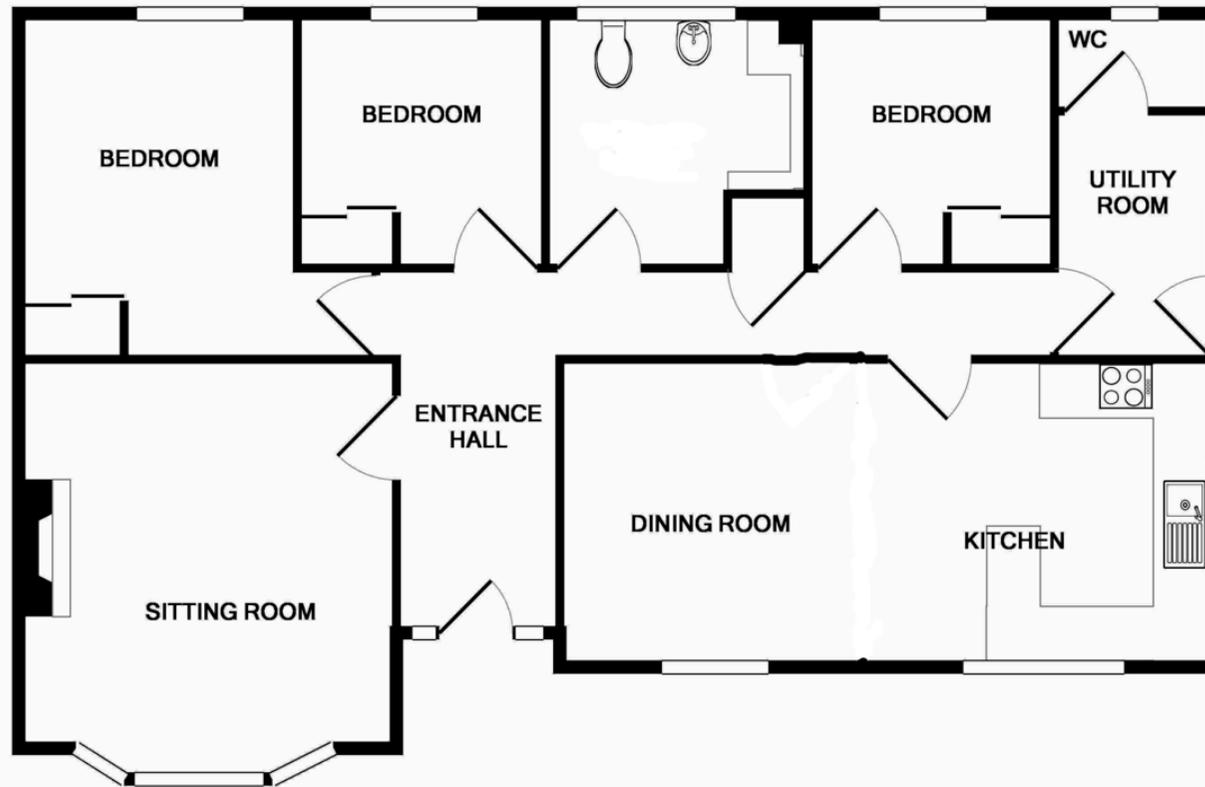
**Tenure:** Freehold

**Local Authority:** Cotswold District Council

**Directions:** From Fairford, proceed to Kempsford. Turn left at the first junction onto Chapel Road. Honeysuckle Cottage will be found.



## FLOORPLANS



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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