



Meadowside, 33 Top Farm, Kemble, Gloucestershire, GL7 6FA

Impressive well-appointed detached house
Corner position backing onto woodland and fields

5 double bedrooms, 3 bathrooms

2 reception rooms

30ft open plan kitchen/family room

Beautiful sunny garden with summerhouse

Immaculately presented inside and out

Double garage and parking

Walking distance to village amenities



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Price Guide: £1,200,000

Approximately 2,609 sq ft

‘Set within a prime corner position at the far end of the prestigious village development, this very impressive detached house offers substantial accommodation with a beautiful landscaped garden ’

The Property

Meadowside is a very impressive modern home situated in a prime position backing onto woodland and fields in the far corner of this prestigious village development built by Bovis Homes in 2016. A host of picturesque countryside walks are available immediately from the doorstep whilst the property is also within a 10-minute walk to the train station, village shop, pub and primary school. The superbly configured layout offers substantial light and airy accommodation extending in all to around 2,600 sq.ft. Underfloor heating spans the entire ground floor whilst other benefits include a wired in CCTV system and built-in safe.

At the heart of the ground floor there is an excellent 30ft open plan kitchen/family room with a lovely triple aspect incorporating bi-fold and patio doors connecting the accommodation to the garden superbly. The kitchen is well-equipped with ample units set around a large island and integrated appliances including an induction hob, double oven, microwave, fridge/freezer, dishwasher, wine cooler and

water softener. Adjoining the kitchen is a useful utility room with side access. The spacious entrance hall opens to the dual-aspect living room complete with wood-burner, a front study and downstairs WC. On the first floor, there are five double bedrooms, family bathroom and two en-suite shower rooms. The family bathroom is well-fitted with a separate shower and bath. The magnificent principal bedroom suite enjoys views over the garden and adjoining woodland and includes a large walk-in wardrobe as well as the private en-suite.

The garden is just as impressive as the house having been beautifully landscaped and enjoying south-east aspects. Adjoining the ground floor accommodation is a large private patio area perfect for hosting alfresco events. The good-sized lawn is bound by shrub borders alongside a strip of planted wildflowers. A central paved and slate pathway leads down to the summerhouse which benefits from lighting and power currently utilised as a gym. There is also a timber shed and greenhouse within the garden. At the front, there is driveway parking in front of the attached double garage. The garage provides ample



storage within the eaves and has electric doors, lighting and power.

Situation

Top Farm is an excellent development set on the rural edge of Kemble and yet easily accessible to the amenities this desirable village has to offer. The development has been thoughtfully designed incorporating communal greens, walks and play areas. Kemble is a popular village situated close to Cirencester and is very well-served with local amenities including Kemble train station which provides regular services to London Paddington (75 minutes), Gloucester, Cheltenham, Bath and Bristol. The village has a good sense of community with a village shop/post office, The Tavern Inn, primary school and active village which hosts community events such as cinema nights. Cirencester, known as the Capital of the Cotswolds, is a 10 minute drive away with a large range of amenities as well as the town of Malmesbury. The M4/M5 motorways are accessible within 30 mins via the A419/17.

Tenure & Services

We understand the property is Freehold with oil fired central heating, wet system underfloor heating on the ground floor, mains drainage, water and electricity. There is an annual service charge of £400 contributing to the communal areas within the development.

Directions

From Cirencester, take the A433 towards Tetbury. Take the next left signposted to Kemble. Proceed along the road to enter the village. Continue along the road towards Malmesbury and then take the last left hand turn into Top Farm. Continue along the road to locate the property as the very last house in the far left hand corner. Postcode GL7 6FA

Local Authority

Cotswold District Council

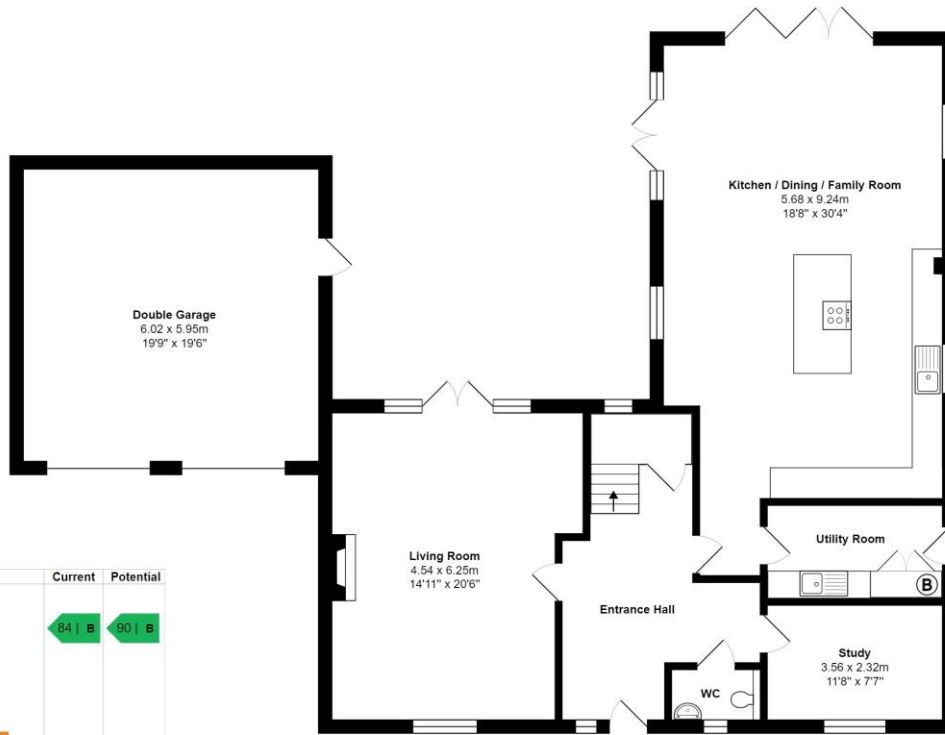
Council Tax Band

G £3,213

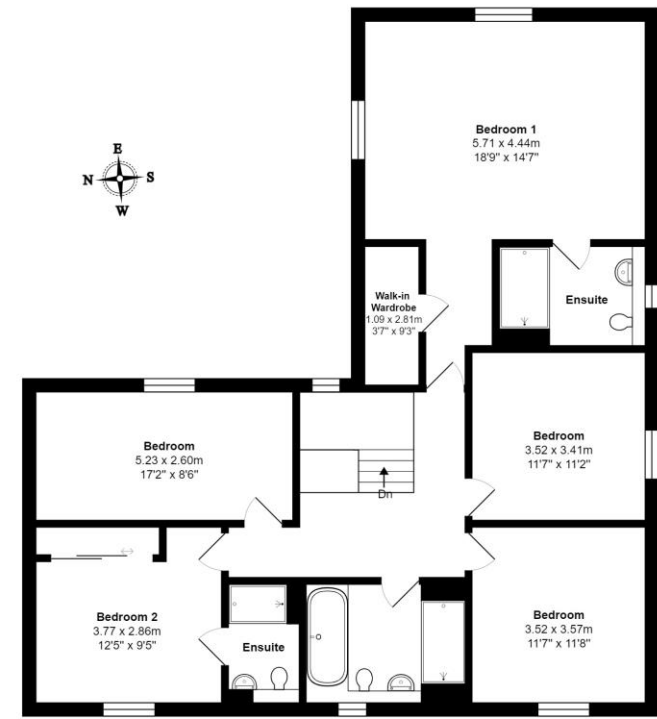




Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 242.4 m² ... 2609 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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