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## *Waterford House*

High Street, Kempford, Fairford, GL7 4EQ

Guide Price  
**£400,000**





# Waterford House

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Freehold | EPC Rating - D

 3  1  2

Occupying a delightful position on the edge of the village with far-reaching countryside views, Waterford House is a beautifully presented three-bedroom semi-detached home offering generous living space, a garage, and an extensive driveway providing ample off-road parking.

The welcoming entrance hall leads through to a superb 19' reception room, a bright and spacious living area centred around an attractive wood-burning stove set within a feature fireplace – perfect for cosy evenings. French doors open directly into the conservatory, creating a natural flow of space and offering a tranquil spot to relax while enjoying views over the garden and open fields beyond.

The kitchen is well-appointed with shaker-style cabinetry, solid wood worktops and integrated appliances, providing both charm and functionality. A door leads conveniently through to the conservatory and garden, ideal for entertaining and everyday family life.

Additional ground floor benefits include a cloakroom and internal access to the garage.



**Chloe Train**  
Sales Negotiator

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Scan here

Kitchen



*This Kitchen never closes.*  
AS LONG AS  
YOU'RE THE *Cook.*



Upstairs, the property continues to impress with three generously sized bedrooms, all offering comfortable proportions and flexibility for family living or home working.

The principal bedroom is particularly spacious and benefits from an extensive range of fitted wardrobes providing excellent storage. Bedroom two is also a substantial double room.

Importantly, both bedrooms one and two enjoy uninterrupted views across the open countryside to the rear, a truly special feature that enhances the sense of peace and privacy. Bedroom three is another well-proportioned room, ideal as a guest bedroom, nursery or study.

The family bathroom is neatly presented and serves all three bedrooms.

Principal  
Bedroom





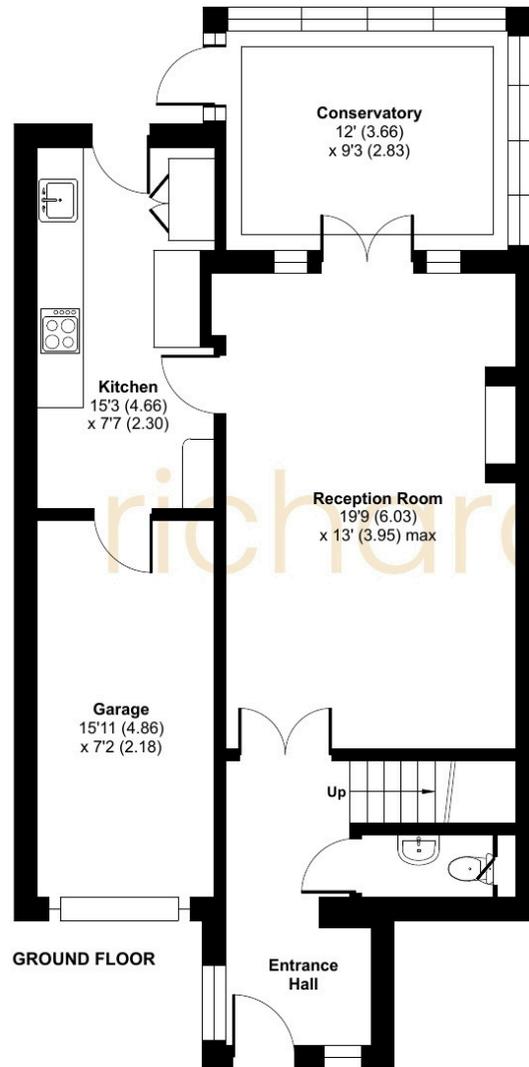
One of Waterford House's most outstanding features is its enviable setting. The rear garden enjoys uninterrupted views across open countryside, creating a wonderful sense of space and privacy. A paved terrace with pergola provides an ideal area for outdoor dining and entertaining, while the garden itself is designed for ease of maintenance.

To the front, the property is approached via a substantial driveway offering ample off-road parking for multiple vehicles, in addition to the integral garage. The generous frontage enhances both practicality and kerb appeal.



Kempsford is a charming village in Gloucestershire, known for its welcoming community and picturesque setting. At the heart of the village is Kempsford Church of England Primary School, which plays a central role in village life, providing education for local children in a friendly, supportive environment. The George Pub, a traditional village inn, offers a warm atmosphere, good food, and a place for residents and visitors to gather. Adding to the village's character is the weekly visit of a wood fired pizza van and the Cotswold Chippy van, which parks in Kempsford every Wednesday evening, serving freshly cooked fish and chips that have become a midweek treat for many locals. Surrounded by the natural beauty of the Cotswolds and with strong community spirit, Kempsford blends rural charm with a few well-loved amenities, making it a delightful place to live or visit.

Approximate Area = 1148 sq ft / 106.6 sq m  
Garage = 120 sq ft / 11.1 sq m  
Total = 1268 sq ft / 117.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Richard James. REF: 1417621

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