

THE SYCAMORES

KEMBLE • GLOUCESTERSHIRE



Butler 
Sherborn



The Sycamores

11 Top Farm, Kemble, Gloucestershire

*Cirencester 4 miles, Tetbury 8 miles, Malmesbury 8.5 miles,
Chippenham 19 miles, Cheltenham 21 miles, Swindon 20 miles,
Kemble Station walking distance (London Paddington 75 minutes)
(All distances approximate).*

An exceptional family house with large garden and in a convenient Cotswold village.

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Kitchen/Breakfast room and Utility
- Master Bedrooms suite with Dressing room and En-Suite Shower room
- 4 further bedrooms (one en-suite) and Family Bathroom.
- Double garage
- Parking and Gardens

FOR SALE FREEHOLD

VIEWING

Strictly by appointment with Butler Sherborn. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E Ian@butlersherborn.co.uk

DIRECTIONS

From Cirencester take the A429 for Tetbury and Malmesbury. About 1.5 miles after leaving the town, turn left for Kemble and Malmesbury. Continue into and through the village of Kemble and before leaving the village take the last left hand turning into the Top Farm development. Take the first left hand turning and No. 11 Top Farm is located on the right hand side opposite a large Sycamore tree.



DESCRIPTION

No. 11 Top Farm is situated on the edge of the village, within the new exclusive Top Farm development. The house occupies the largest plot on the development. Designed as a family home, No. 11 Top Farm was completed in late May 2016 and built of traditional stone with underfloor heating throughout the ground floor. It provides spacious living accommodation arranged over two floors, with a stylish finish throughout. The Kitchen provides ample, flexible space; the hub of family living. The rear gardens face South with a paved terrace; ideal for outdoor entertaining and a wonderful spot to enjoy the garden.

SITUATION

Kemble is a popular rural village, with a well-regarded primary school, post office, village shop and train station, which lies close to the Cotswold market town of Cirencester where an excellent range of shops, cultural and leisure facilities can be found.

The Roman town of Cirencester (4 miles) provides an excellent choice of everyday shops and other amenities. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as an A & E Hospital.

There is a fast and regular Great Western Train service from Kemble to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading. Electrification of the Great Western Line is set to reduce journey times to less than 75 minutes into London. The Crossrail is due to begin service in 2018 from Paddington to Liverpool Street (9 minutes) and the City every 3 minutes – www.crossrail.co.uk

Road communications via the A419/417 dual carriageway with good access to Junction 15 (M4) at Swindon and Junction 11a (M5) at Gloucester. All the main centres of Bath, Bristol, Cheltenham and Oxford are all within daily commuting distance.

Cheltenham Spa provides an extensive range of shopping and recreational facilities. It also plays host to a number of annual festivals in the town including literature, classical and jazz music, science, cricket and of course the National Hunt Racing Festival.

The area is also well served by primary schools at Kemble and Oaksey and excellent secondary Grammar and independent schools which include Deer Park and Kingshill at Cirencester, Beaudesert Preparatory School, Westonbirt School for Girls, Hatherop Castle School, Farmor's School in Fairford, Wycliffe College, Rendcomb and Cheltenham Ladies College.

AMENITIES

Locally there are many enjoyable walks with an extensive network of bridle paths for riding, and sporting facilities are excellent. Theatres at Cheltenham, Bath and Bristol. Golf at Wotton-under-Edge, Westonbirt, Minchinhampton and Cirencester. Horse Racing at Bath, Chepstow and Cheltenham. Polo at the Beaufort Polo Club, Westonbirt and Cirencester Park. Water Sports at The Cotswold Leisure Park, South Cerney. Westonbirt Arboretum.

ACCOMMODATION

The ground floor offers generous and spacious reception rooms comprising of a light **Entrance Hall** and downstairs **Cloakroom**. Further doors lead to the **Sitting Room**, with wood burning stove and French doors leading onto the terrace and garden beyond. The **Kitchen/Breakfast Room** is a fantastic

space for relaxed family living with large bifold doors leading to the garden. Further French doors lead out onto the terrace, ideal for outside entertaining. There is **Dining Room**, **Utility/Boot Room** and **Boiler Room** all located on the ground floor.

Stairs rise from the Entrance Hall to the first floor. An open landing leads to a lovely **Master Bedroom suite** with views over the garden and with the benefit of a dressing room and a stylish **en-suite Shower room**. A further **four double Bedrooms (one en-suite)** lead off the landing as well as a **Family Bathroom**.





GARDENS

The rear garden is currently mainly laid to lawn with a number of infant trees and surrounded by fencing on all sides. The garden is entirely south facing and could be landscaped further with a number of trees and planting of herbaceous borders.

OUTSIDE

No. 11 Top Farm is approached over a driveway leading to a parking area for numerous cars. Adjacent to this area is the **Double Garage**.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Telephone & broadband (subject to the usual transfer regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are specifically excluded. Some may be available by separate negotiation as required.

POSTCODE

GL7 6FA

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel: (01285) 623000. www.cotswold.gov.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken: September 2016 Particulars written: IRD September 2016



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