



3 Glebe Lane, Kemble, Cirencester, Gloucestershire, GL7 6BD
£595,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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An opportunity to purchase a modern four bedroom detached family home located in a quiet, private lane in the very centre of Kemble a highly sought-after village on the outskirts of Cirencester town with the huge added benefit of a mainline rail link to London Paddington a commuter service. The property has been refurbished and is presented in excellent condition by the present vendor it benefits from large well tended gardens and a detached double garage as well as a high degree of seclusion through the accommodation. The village boasts a full range of amenities including primary school, public house, village shop and selection of sporting facilities. We would urge early viewing to avoid disappointment.

£595,000



Kemble

Kemble is one of the Cotswolds most sought after villages with a large selection of local amenities including small primary school, village shop/post office, public house, access to glorious countryside including the Thames path and of course a main line rail link to London Paddington a commuter service.

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. 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 a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

3 Glebe lane offers light and airy accommodation for the family in a quiet and attractive setting, the ground floor

benefits from a large dual aspect lounge with direct access onto a conservatory with double doors and windows onto the secluded gardens. A dining room with windows to front and side aspects creating a light and useful addition reception room is located to the front aspect. The present vendor has installed a solid wood contemporary kitchen with comprehensive range of eye and base level storage including, pull out larder store and cleaver corner storage systems. There is a large selection of built in appliances including induction hob, eye level double oven, integral fridge and freezer, dishwasher and washing machine, a water softener has also been fitted as it is a hard water area, there is a low maintenance floor and window and side door to garden. A large reception hall also leads to a downstairs cloakroom, and has stairs leading to first floor with cupboard under. The first floor benefits from four family sized bedrooms with a selection of storage, and a refitted contemporary family bathroom with bath and fitted shower. The property benefits from an efficient oil fired central heating system complemented by double glazed windows throughout. The present vendor has also undergone full redecoration in recent past to present an appealing well maintained living space.

Outside

The front garden is laid to lawn with boarding flowerbeds specimen trees, pathway to entrance door, gravelled driveway with parking for 3 to 4 vehicles in front of the double garage, side access to the rear garden.

The rear garden is an outstanding feature of the property it is of a good proportion and benefits from a large lawned area boarded by low maintenance flower borders. The present vendor has a greenhouse and pathway leading to a quiet elevated corner with aspects over the whole garden and property itself. There is a large patio area to the rear of the house ideal for entertaining with side access to the detached garage and front. A great secluded garden for young children or small animals.

Double garage

The house benefits from a detached double garage with two electric roller door access for the parking bays, there is power and light, plenty of eaves storage space and window with personal door leading to the garden.

Viewing

Through the vendors sole agent 7 days a week

Agents Note

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.

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.

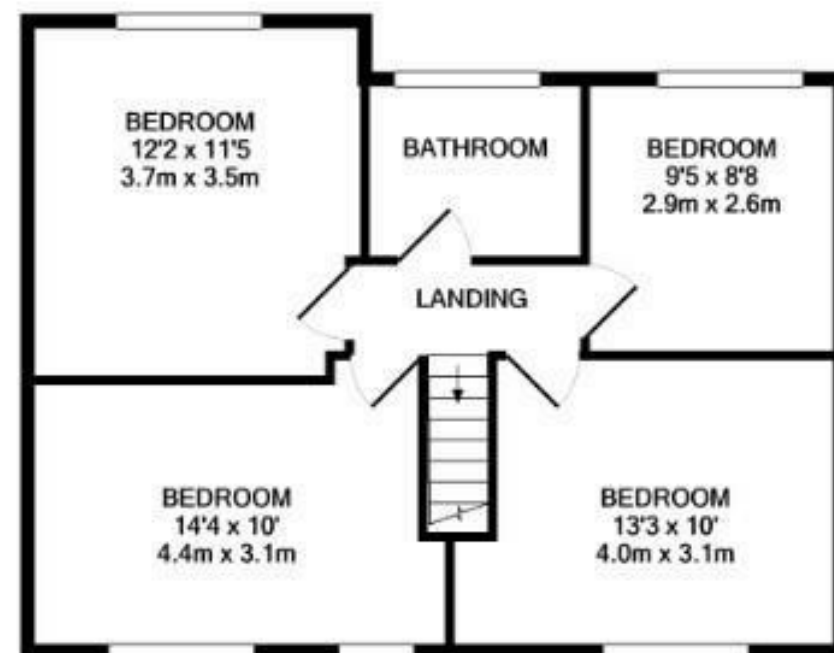
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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