

# GARDENERS COTTAGE

Kemble, Cirencester



MOORE ALLEN  
& INNOCENT



## GARDENERS COTTAGE: £1,750 PCM

**Kemble, Cirencester, GL7 6FS**

A comprehensively refurbished and beautifully presented 3 reception room, 3-bedroom detached Cotswold cottage with large landscaped gardens (maintenance included) off-road parking and home office. Situated within the more traditional part of this popular village with its well-regarded school, railway station, pub and village store, early viewing is highly recommended.

### Reception Rooms

Offering spacious family accommodation set over 2 floors, the property has been recently extended and upgraded throughout including a modern fitted kitchen with a good range of shaker style base and wall mounted units, dishwasher and integrated oven and hob, as well as space for a breakfast table and further appliances as required.

Of particular note with this property, however, is the impressive timber framed conservatory / garden room which leads directly off the kitchen and overlooks the landscaped grounds that wrap around 3 aspects of the cottage.

Available immediately and for a long let if desired, there is also a good-sized, dual aspect sitting room including a feature fireplace with brick mantle and inset log burner to complement the properties oil fired central heating.

The cottage further benefits from a third reception room / study in addition to a converted outbuilding offering flexibility of use as a dedicated home office / hobby room perhaps? Completing the ground floor accommodation is convenient ground floor cloakroom and a separate utility room with further storage units and a useful sink.

### Upstairs

To the first floor there are a total of 3 bedrooms including 2 generously proportioned double bedrooms with beautiful views over the gardens. The master bedroom benefits from a stylish ensuite shower room, whilst the very well-appointed family bathroom provides a full suite including a fitted shower over the bath.

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### Garden and Grounds

Externally there are sizeable landscaped gardens - with maintenance included within the rent - together with a garden store, separate office, and gated off-road parking for several vehicles.

### Close to Home

Kemble is a popular Cotswold village which lies in a conservation area about 4 miles to the south west of Cirencester and has a main line train station with direct rail services to London Paddington scheduled to take from 75 minutes.

There is a very good range of community amenities which include a popular pre-school and primary school, doctor's surgery, pub and a combined village store /post office.

Designated as being of within an Outstanding Natural Beauty, the village is surrounded by some of England's finest countryside with picturesque scenery and many splendid country walks on the doorstep.

The nearest larger settlement is Cirencester, known as the 'Capital of the Cotswolds' and which offers a comprehensive range of national retailers (including Waitrose) as well as independent traders, everyday shopping, medical and recreational facilities.

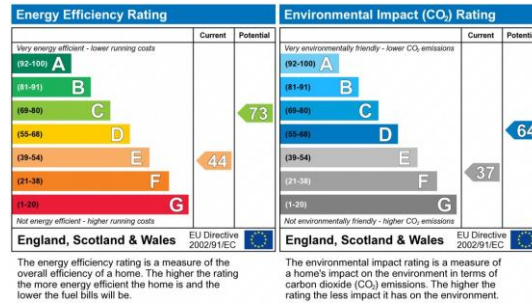
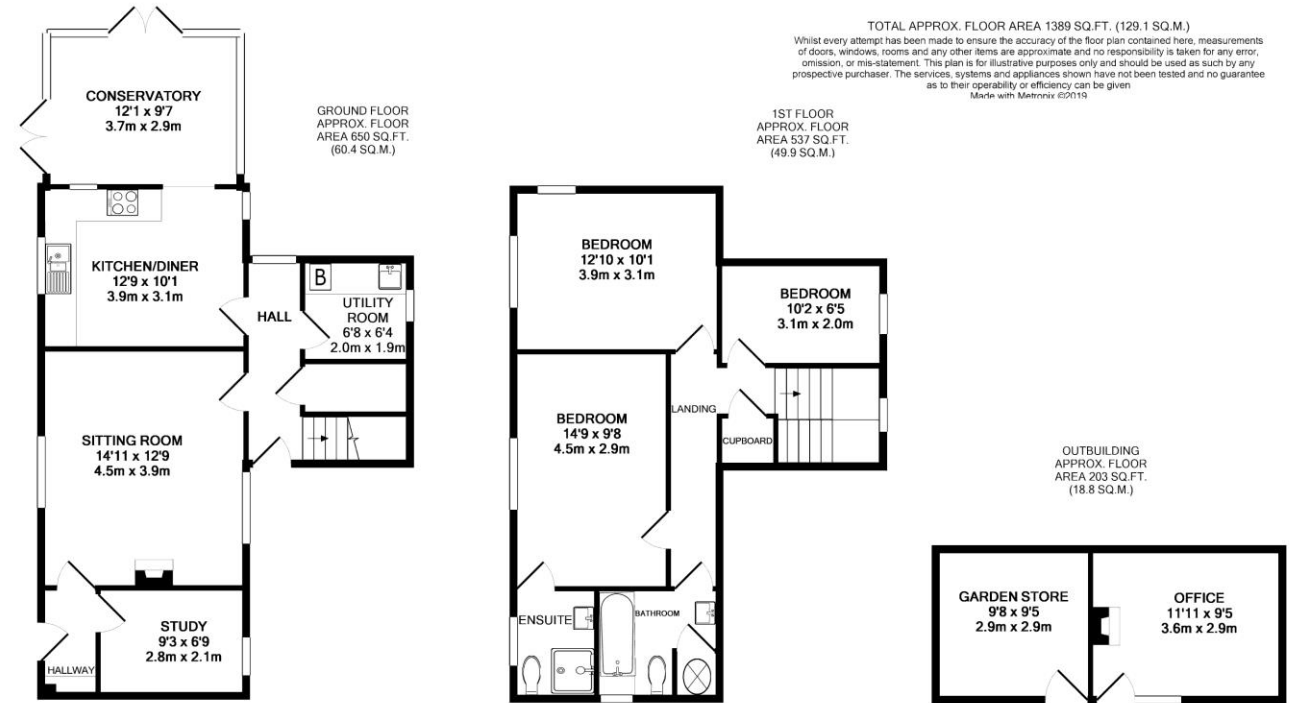
The historic town of Malmesbury, is some 9 miles distant whilst beautiful Tetbury, is only c. 8 miles away, with both towns offering a fine selection of independent shops, cafes and restaurants.

Closer to home, The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and the Wild Duck Inn in Ewen, each provide superb local dining options.

The area is well known for its sporting interests which include hunting with the VWH and Duke of Beaufort's Hunt, racing at Cheltenham, Newbury and Chepstow, rugby at Gloucester Rugby Club, golf at several local courses, polo at Cirencester Park and water sports at the Cotswold Water Park.

The area also benefits from an excellent choice of schooling, including outstanding state and grammar schools alongside Beaudesert Park in Minchinhampton, Westonbirt at Tetbury, and Rendcomb College to name but a few.





## Services

We understand that mains water, sewerage and electricity are connected. Oil fired heating and hot water system.

**Council Tax - Band E**

**EPC – Band E-44**

**Viewings** are strictly by appointment via the sole Agent:  
**Moore Allen & Innocent**



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## DISCLAIMER

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. Made with Metropix ©2019

