



Railway Terrace
Kemble, Gloucestershire, GL7 6AU

Perry Bishop
and Chambers

the agent who keeps you informed

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£535,000

The Property

Dating back to the 1800's, Railway Terrace is a beautifully presented, spacious family home in an excellent location perfect for commuters within Kemble Village.

Kemble is well placed for good access to Cirencester, Malmesbury, Tetbury and dual carriageway routes to the M4 and M5. It has a main line train station giving direct access to London.

The property has been extensively altered and re-modelled and has a large dressed stone extension built to a very high standard and specification in a sympathetic matching style to the original property.

Located on a private road, the property is approached into an entrance hall. There is a large 24ft sitting room with wooden floor and two working fireplaces (one housing a wood burner) with doors leading to a separate study and to the former kitchen which has external access and water supply, it is currently used as a work room, but has the potential of being an independent ensuite fourth bedroom. The former dining room is currently used as a quiet area within the ground floor and leads through to the spacious kitchen/dining/family room, which is an impressive room, having underfloor heated flagstones, a wide range of fitted units with extensive work surfaces, breakfast bar, space for a table and access to the adjacent utility/cloakroom.

At first floor level the landing provides a spacious seating area with doors leading to the main bedroom suite which is a light and impressive room with fitted wardrobes and a large en-suite bathroom with contemporary white suite. There are two further well-proportioned bedrooms on this floor, and a modern family bathroom. In addition there is an insulated and boarded loft space.

Externally the property benefits from having off-road parking for up to three vehicles and gated access to the south facing enclosed garden, which is of a good size and relatively low maintenance. A variety of shrubs and pathways lead from the house and past the garden pond and on to the large summer house which is fitted with power and light.

EPC Rating: D

Amenities

Kemble is a small village approximately four miles from Cirencester. It has good road links to Cirencester, Malmesbury, Chippenham and Swindon including M4 and M5 and also boasts a mainline railway station, with access to London Paddington being approximately one hour away.

The village has many services to offer. There is a primary school, local pub and combined Post Office and local store.

Kemble airfield on the edge of the village was once home to The Red Arrows aerobatic display team. The Bristol Aero collection has a museum at the airfield. The airfield is also host to many local events such as The Kemble Airday.

Directions

From our office in Cirencester follow on the A429 towards Malmesbury into the village of Kemble, turning right onto Windmill Road. Take the first turning left into Station Road and just before the railway bridge turn right into Railway Terrace with the property being the first property on the right hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355

Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 01242 579940.

Local Authority

Cotswold District Council

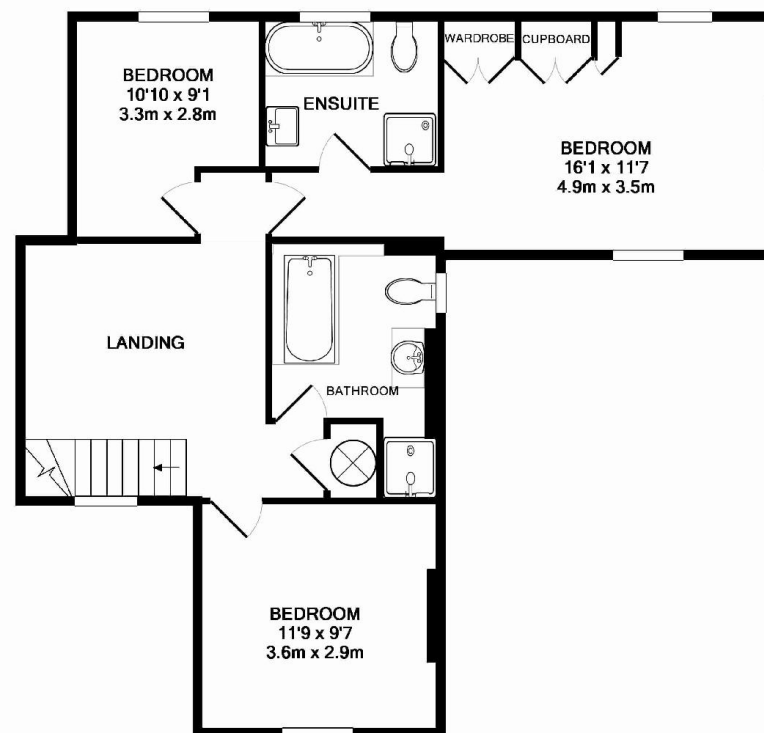
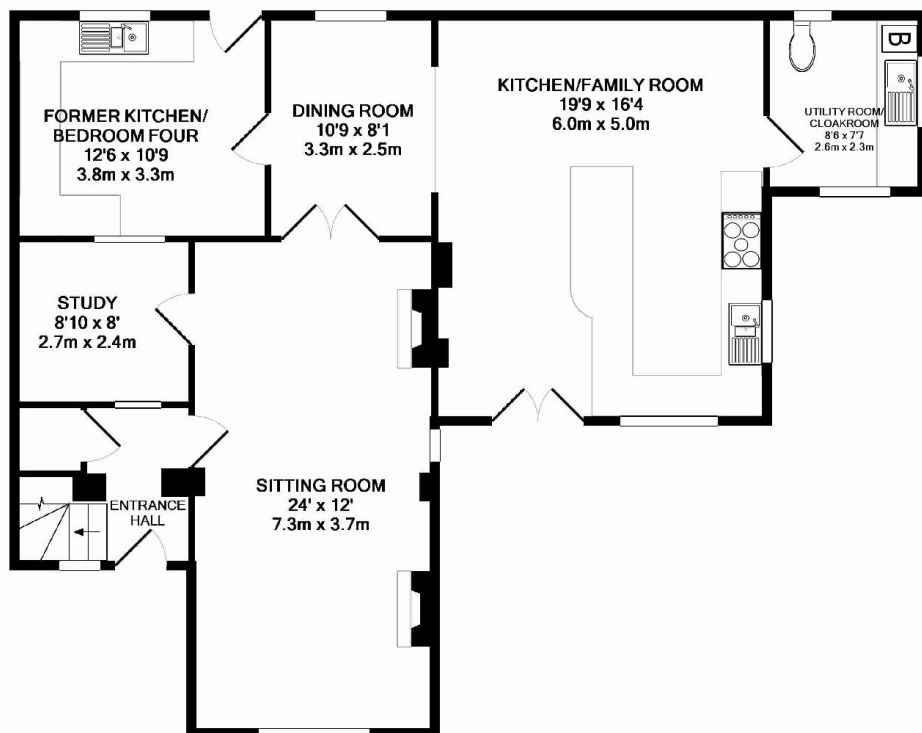
Services and Tenure

We believe the property is served by mains electricity, water and drainage and storage tank oil. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3380/22/05/2015







SUN HOUSE

TOTAL APPROX. FLOOR AREA 1769 SQ.FT. (164.3 SQ.M.)

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.
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