

Perry Bishop
and Chambers

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West Hay Grove, Kemble, GL7 6BE



Detached Bungalow on a corner plot | Three double bedrooms

Stunning double height ceiling kitchen-diner-family room | Garage and driveway parking

No onward chain | EPC D

Offers In Excess Of £400,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

West Hay Grove, Kemble, GL7 6BE



3 Bedrooms



1 Bathroom



1 Reception

Beautifully extended and completely refurbished throughout, this spacious bungalow is situated on a corner plot in this lovely development and has plenty of fun elements.

Approached into a hallway with a large utility room with space for appliances and the option to put a cloakroom into, and a cloaks cupboard which in turn could be turned into a cloakroom.

The sitting room is a spacious open plan room, flooded with light by the windows facing the garden and the double height ceiling with exposed beams. The sitting room leads into a family area, with the heart of the home being the dining area with overhead pendants, leading into the kitchen with a range of base and wall units and space for appliances and double doors leading to the side of the house.

There are three double bedrooms, the master bedroom benefits from double wardrobes and the family bathroom has a bath with overhead shower.

Outside there is ample parking for several cars leading to a single garage. There is gated access to the side of the house with a gravelled area at the side and the rear garden which is tiered, mainly laid to lawn with a slide and steps leading to the gravelled area with a wood fired hot tub.

Amenities

Kemble is a thriving 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 but now serves general aviation and is also host to other local events.

Directions

From our office in Silver Street follow the A429 towards Tetbury. Turn left signed A429 Kemble, continue into Kemble and turn right into Windmill Road and left into Station Road. Take the first left into West Hay Grove and take the second turning on the left hand side. The bungalow can be found at the end of the cul-de-sac.

Services & Tenure

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

Local Authority

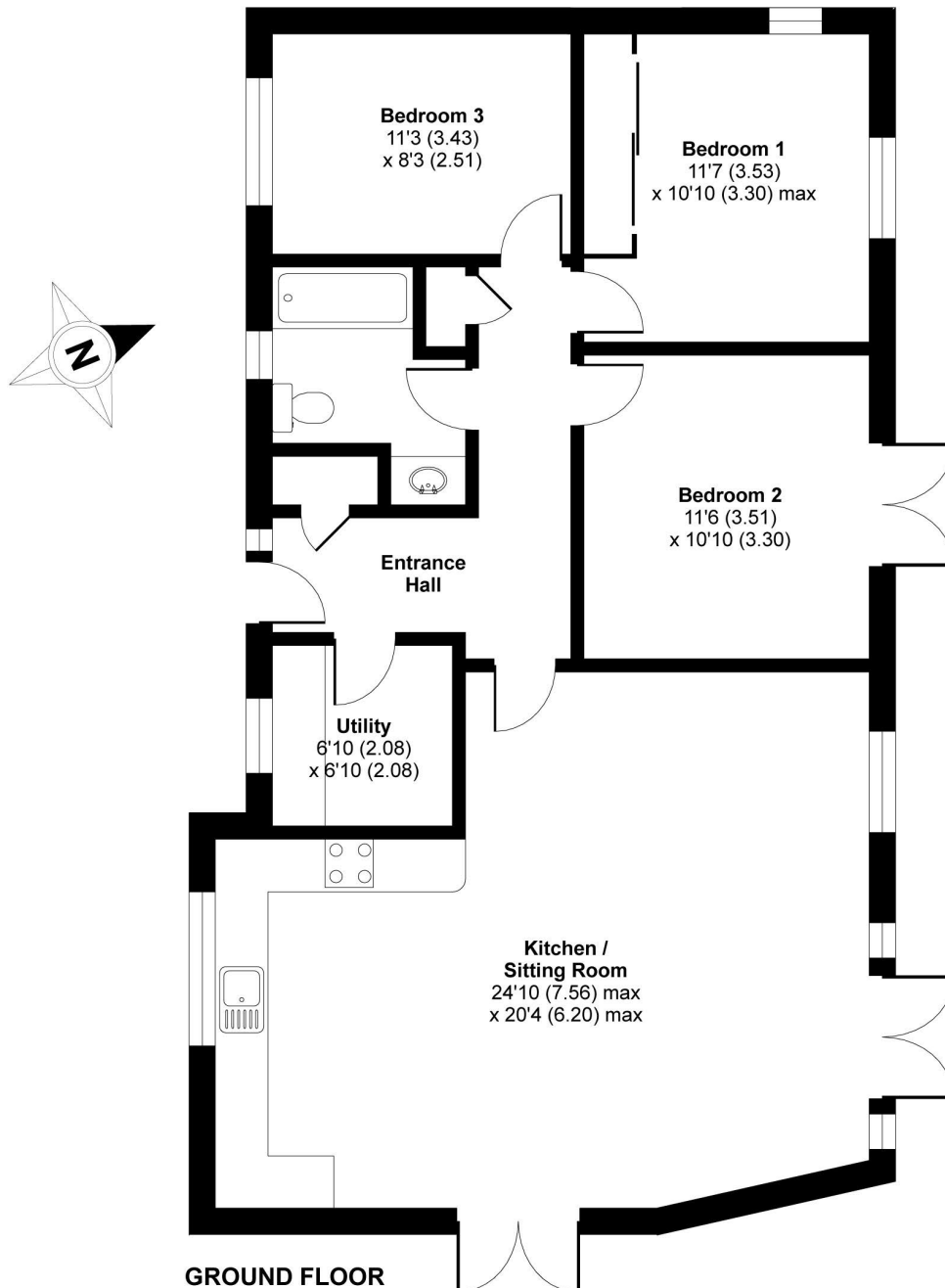
Cotswold District Council

Ref: CIR4258/MM/81021132



West Hay Grove, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1031 SQ FT 95.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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