

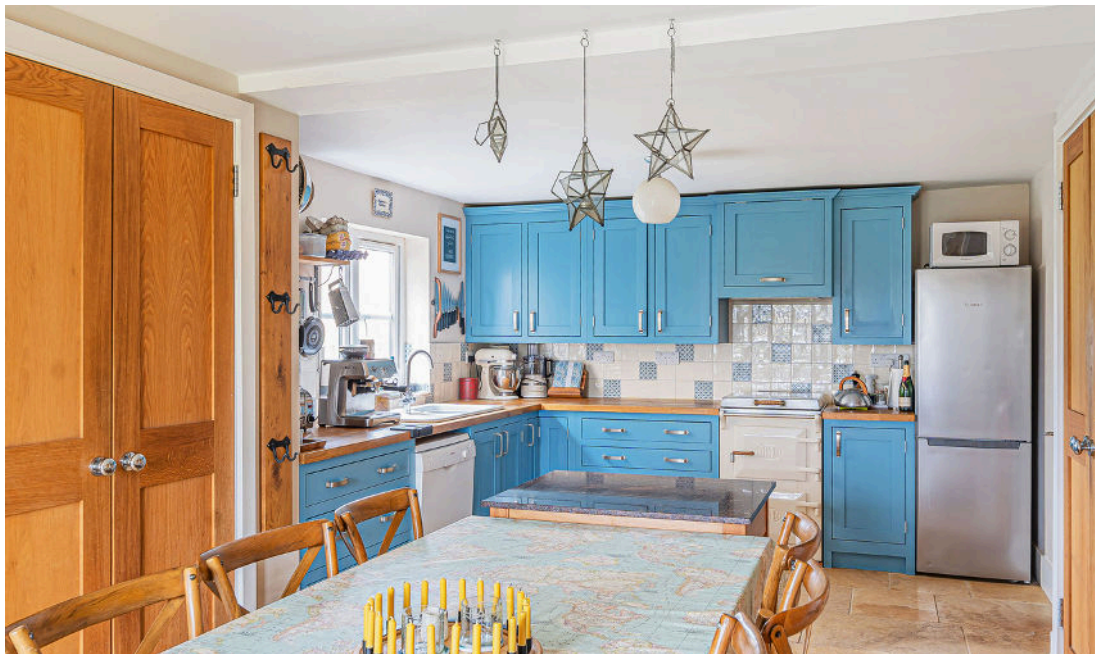


Eriba House, High Street, Kempford, Gloucestershire GL7 4EQ

Asking Price: £685,000

richard james

Village & Country Homes



High Street

Kempsford

Freehold



Welcome to this charming four-bedroom detached house nestled in the picturesque village of Kempford, Gloucestershire.

The property was once the village convenience store/post office and a hairdressers! Since the current owners purchased the home a number of years ago, it has been meticulously refurbished from the ground up with works including new kitchen, new bathrooms, new central heating system, new windows, rendering of exterior and much more!

As you enter the home, you are greeted by a welcoming entrance hall that sets the tone for the warmth and comfort that awaits.

The ground floor boasts a cosy sitting room featuring a log-burning stove, perfect for creating a snug and inviting atmosphere. A separate dining room provides an ideal space for entertaining guests. The heart of the home lies in the open-plan kitchen/dining room, a versatile and spacious area that is well-suited for both entertaining and day to day dining. Additionally, a separate utility room adds practicality and convenience to the daily rhythm of the household.

Outside, the frontage of the property provides parking space for multiple vehicles with driveway continuing around the side of the property providing access to the garage. The garden is of generous proportion to the property, predominantly laid to lawn and offering delightful views over the surrounding farmland.

Completing the property is a detached double garage with power and light, providing secure parking and additional storage space. This property combines the tranquillity of village living with the modern amenities and comforts that make a house a home.

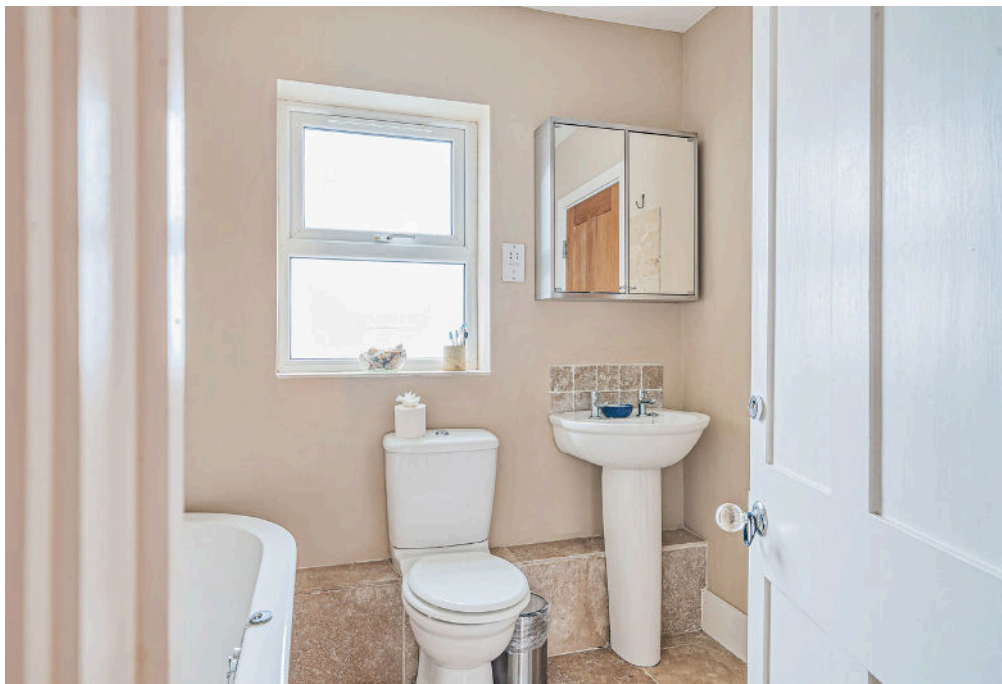
Kempsford is a delightful village conveniently located between the Cotswold towns of Lechlade and Cirencester. This village is in a wonderful rural setting on the doorstep of the famed Cotswold Water Park, with its beautiful scenery, wonderful walks and a range of activities for the whole family to enjoy. Kempsford itself has a small and highly regarded primary school which was rated 'Good' by Ofsted in 2017 and has strong ties with the Farmors Secondary School and Sixth Form in Fairford. The village is also home to the award winning Gastro Pub 'The George Inn' which is renowned for its incredible food, atmosphere and events. The neighbouring town of Fairford is a mere 15-20 minute bike ride away, offering a range of additional amenities to take advantage of.

The property has mains gas central heating and mains drainage.

EPC Rating - D
Council Tax Band F - (Cotswold Council)







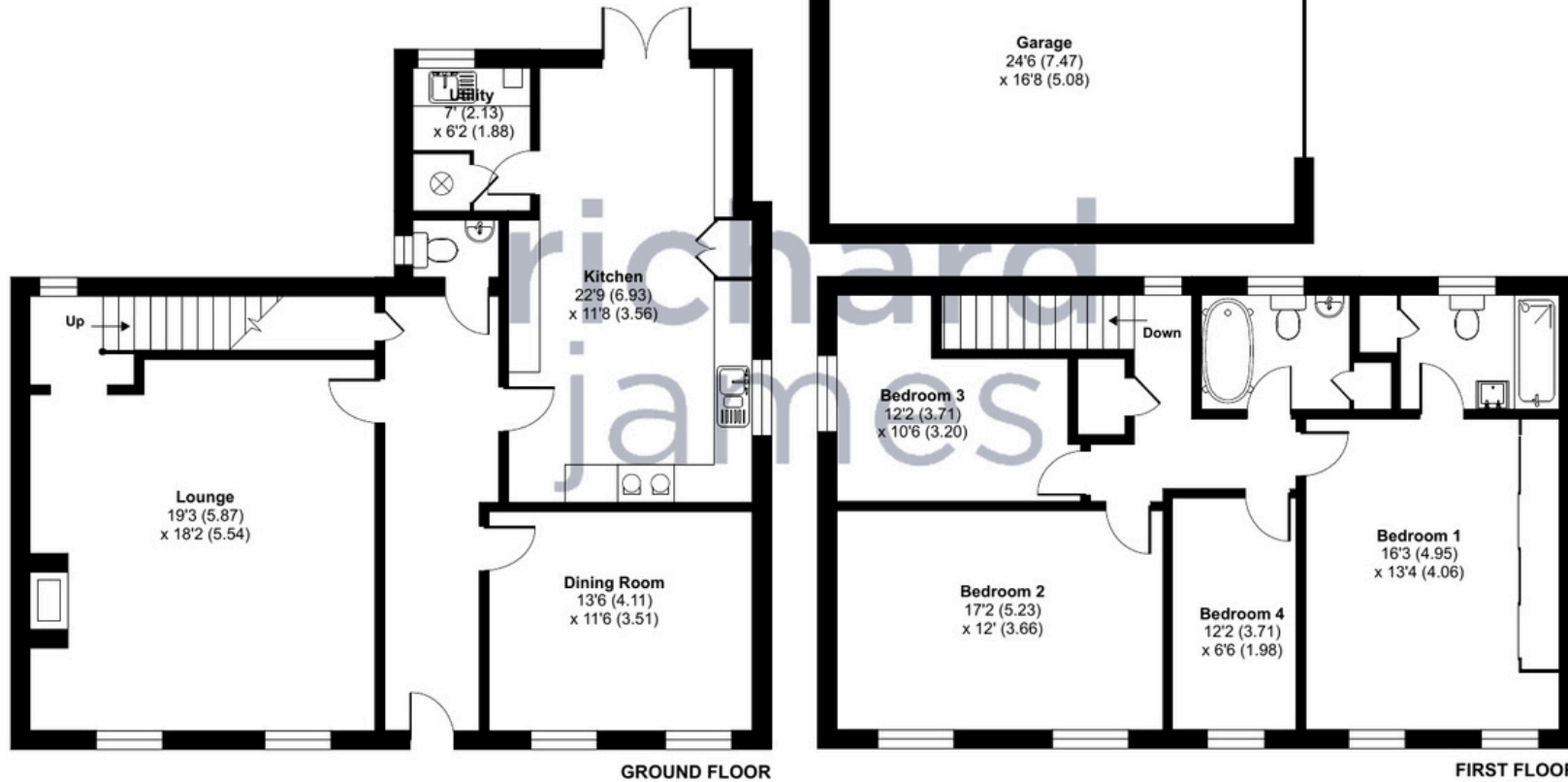




Floorplan

Approximate Area = 1940 sq ft / 180.2 sq m
Garage = 408 sq ft / 37.9 sq m
Total = 2348 sq ft / 218.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 1057192

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