

# The Grange

Kemble, Cirencester, Gloucestershire





## The Grange is a beautifully presented Cotswold stone village home with three bedrooms, a versatile annexe and a private garden.

Cirencester 5 miles, Kemble Station 0.5 mile (London Paddington from 68 mins), Malmesbury 8 miles  
M4 Junction 17 at Chippenham 14 miles, Cheltenham 20 miles (All distances and times are approximate)



### Summary of accommodation

#### The Grange

Entrance hall | Kitchen breakfast room | Sitting/dining room | Study | Mezzanine study | WC  
Bedroom with en suite bathroom | Two further bedrooms with en suite shower rooms

#### The Annexe

Sitting room | Home office | Bedroom | Shower room

#### Outside

Parking | Private gardens | Double garage

**About 0.3 of an acre**

## Situation

Times and distances are approximate.



Kemble village shop and post office  
Cirencester for everyday needs.



The Tavern in Kemble, The Potting Shed and  
The Rectory in Crudwell.



Kemble - London Paddington (70 mins) .



Kemble primary school, Deer Park,  
Cirencester, Beadesert Park and  
Westonbirt School.



Excellent walking and cycling on the  
extensive network of footpaths, roads and  
bridleways across the region.



Cheltenham, Newbury and Bath. Eventing,  
polo and hunting in the locality.



Cirencester, Oaksey and Minchinhampton.



Cotswold Water Park.



Kemble airport.



## The Grange

The Grange is a natural Cotswold stone cottage with a natural Cotswold stone tile roof believed to date back to the mid-19th Century. It was converted in approximately 1973 and completely refurbished by the previous owners between 2006 and 2012. The property is not listed and is in a conservation area.

The property is situated in a quiet part of Kemble village on Church Road, a short walk from the Primary school and Church. The whole property is beautifully presented. Inside, a central hall links the kitchen breakfast room with the wonderful open plan and a full-height sitting room with a mezzanine study area at the far end. There is a separate study, WC and direct access into the double garage. On the first floor, there are three bedrooms with en suite baths or shower rooms and a walk-in heated linen cupboard.

## The Annexe

At the end of the garden is a converted Cotswold stone barn, which is now a versatile annexe with a home office (could be used as a further bedroom), sitting room, bedroom and shower room.





## Gardens

From the lane, an open gravelled drive leads through a dry stonewall to an extensive parking area that runs to the front door, double garage and garden. The private garden is predominantly to the rear and can also be accessed from the kitchen and sitting room across flagged terrace. There is a well maintained lawn area, mature flower beds and gravelled paths leading to the annexe, summer house and garden store.

In all about 0.3 an acre.

## FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 2779 sq m / 2,991 sq ft

Annexe: 43.2 sq m / 465 sq ft

Total: 3211 sq m / 3,456 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION

### Property Information

#### Services:

Mains water, drainage and electricity. Air source heat pump heating and oil-fired hot water. Fibre broadband is available.

#### Tenure:

Freehold

#### Rights of Way:

There is a right of way over the outer drive for the neighbouring Pigeon House and Phoenix Surgery.

#### Local Authority:

Cotswold District Council

#### Council Tax:

Band G

#### EPC:

Band E

#### Postcode:

GL7 6AA

#### What3words:

///direction.blaze.riddle

#### Guide Price

Offers in the region of £1,275,000

#### Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: June 2024. Photographs dated: June 2024. Capture Property 01225 667287.

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