



Paradise Farm, Kempford, Gloucestershire

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# Paradise Farm, Kempsford Gloucestershire

Paradise Farm is a beautiful Grade II listed thatched home situated in an enviable edge of village location.

The property is believed to date back to 1620 and briefly comprises the main house, a one bedroom guest cottage and separate studio/home office. There is ample parking, private gardens, a paddock and semi-wooded area around the old canal.

The property has two drives from the village road, one for the main house, guest cottage and garden stores and the other for the grounds with two shepherds huts (available by separate negotiation).



**Guide price:** £1,000,000

**Tenure:** Available freehold

**Local authority:** Cotswold District Council

**Council tax band:** G





Charming edge of village home with additional accommodation, gardens and paddock.



This idyllic property is set in approximately 4.22 acres of land.



## Inside

The main house has a kitchen, dining room, sitting room, study, family bathroom and playroom. On the first floor are three bedrooms and a second bathroom. The annexe (barn) is situated away from the main house with an open plan kitchen/ breakfast room, bedroom and shower room, ideal for guests or letting out.

## Outside

Beyond the large gravelled parking area is a Cotswold stone barn providing a home office, shower and kitchen, ideal for use with the holiday lets, an office, or guest accommodation. The grounds are entered by one of the two gated drives from the village green. There are wonderful gardens with a pond, orchard area, garden stores and paddocks beyond the former canal that runs along the garden boundary.

## Situation

Paradise Farm is situated on the edge of the village of Kempsford, set back from the village road. The property extends to open countryside with the River Thames close by.

The local market town of Fairford is only 2 miles away on the edge of the Cotswold Area of Outstanding Natural Beauty, which provides shops and facilities for everyday needs, including primary and secondary schools, a cottage hospital, doctors' surgery, dentist and library. The thriving historic market town of Cirencester is 12 miles away, providing a wider range of facilities including great cafes, restaurants, boutiques and several supermarkets. The larger centres of Cheltenham, Oxford and Swindon are also within easy driving distance.

## Distances:

Lechlade 5 miles | Highworth 6 miles | Cirencester 12 miles | Swindon 12 miles

M4 (J15) 14 miles | Swindon Station 11 miles - Paddington in 60 minutes.

(All distances are approximate)



## Services

Mains water, electricity and drainage.

## Directions( GL7 4EU)

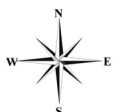
From Cirencester head east on the A419 towards the M4. Exit at the Spine Road Junction, continue to towards Fairford and at the next roundabout turn left towards Kempsford. Follow this road for about 4 miles and as you approach Kempsford village, turn immediately right into the High Street. Pass the school and then Oakley Flat on your right, then prepare to turn immediately right before a green. Paradise Farm is set back and the the only thatched property, the drive is to the right of the house.



Paradise Farm



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Date: 30.03.22  
 Drawn By: CW  
 Scale: 1:1250 @ A4  
 Plan Ref:

Title: **Paradise Farm**

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## Approximate Gross Internal Floor Area 360.4 sq m / 3879 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.



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First Floor

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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 March 2022. Photographs and videos dated March 2022.

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