

# Beechwood House

Washpool Lane, Kemble, Cirencester





A striking and beautifully presented edge of a village house with spacious accommodation, a private garden and, uniquely, a former chapel with versatile future use.

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  
(Distances are approximate)



### Summary of accommodation

#### Beechwood House

**Ground floor:** Entrance hall | Kitchen/breakfast room | Sitting room | Study | Dining room  
Utility | Gym

**First floor:** Principal bedroom with dressing room and en suite bath and shower room  
Bedroom with en suite shower room | Two further bedrooms | Family bathroom

#### Outside










Block drives| Integral double garage | terrace | Lawn | vegetable garden

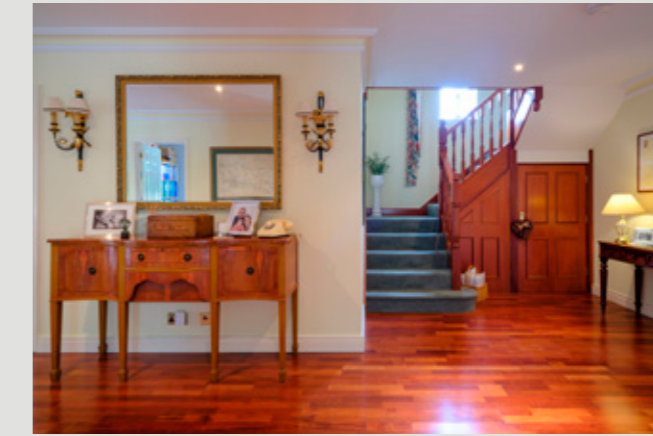
Former chapel

In all, about 0.4 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 (from 70 mins)
-  Kemble Airport.
-  Kemble primary school, Deer Park,  
Cirencester, Beaudesert 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 trail hunting in the locality.
-  Cirencester, Oaksey and Minchinhampton.
-  Cotswold Water Park.



## Beechwood House

The property was built around 1993 to a high standard and has been exceptionally well maintained. The property is located on the quiet Washpool lane on the periphery of the desirable village of Kemble on the edge of the Cotswolds ANOB and the Kemble conservation area.

A large central reception hall links the spacious sitting room, dining room, and study room, and to the other side is the kitchen with a breakfast room and utility room beyond. An integral double garage and gym are at the far end of the house.

On the first floor is a landing leading to the principal bedroom with a dressing room and en suite bath and shower room. There is a bedroom with an en suite shower room, and two further bedrooms and a family bathroom.

The property offers approximately 3,367 sq ft of living space, in all 3,917 sq ft, including the integral garage.







## Gardens

Beechwood is approached off the lane via wooden automated gates leading to the double garage.

The gardens and paths lead around the house, including a designated bin and fuel store, established fruit trees, and productive vegetable beds. To the rear, and ideal for catching the afternoon and evening sun is an extensive terrace that sits above the lawn and wraps around the house on three sides.

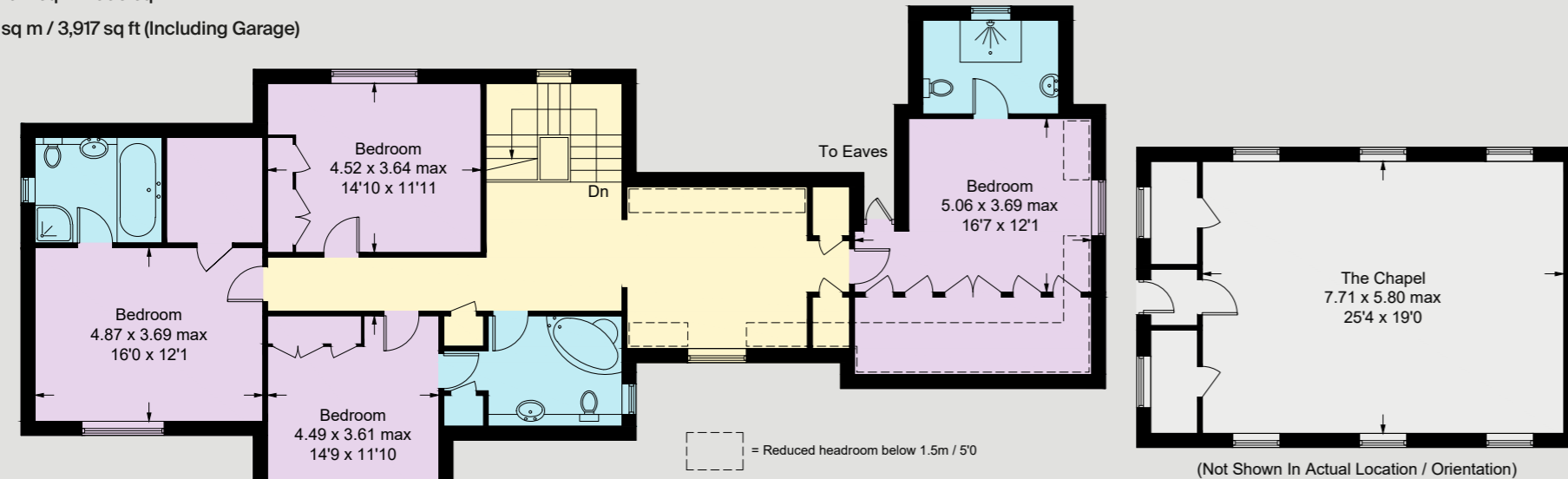
## FLOOR PLAN

Approximate Gross Internal Floor Area

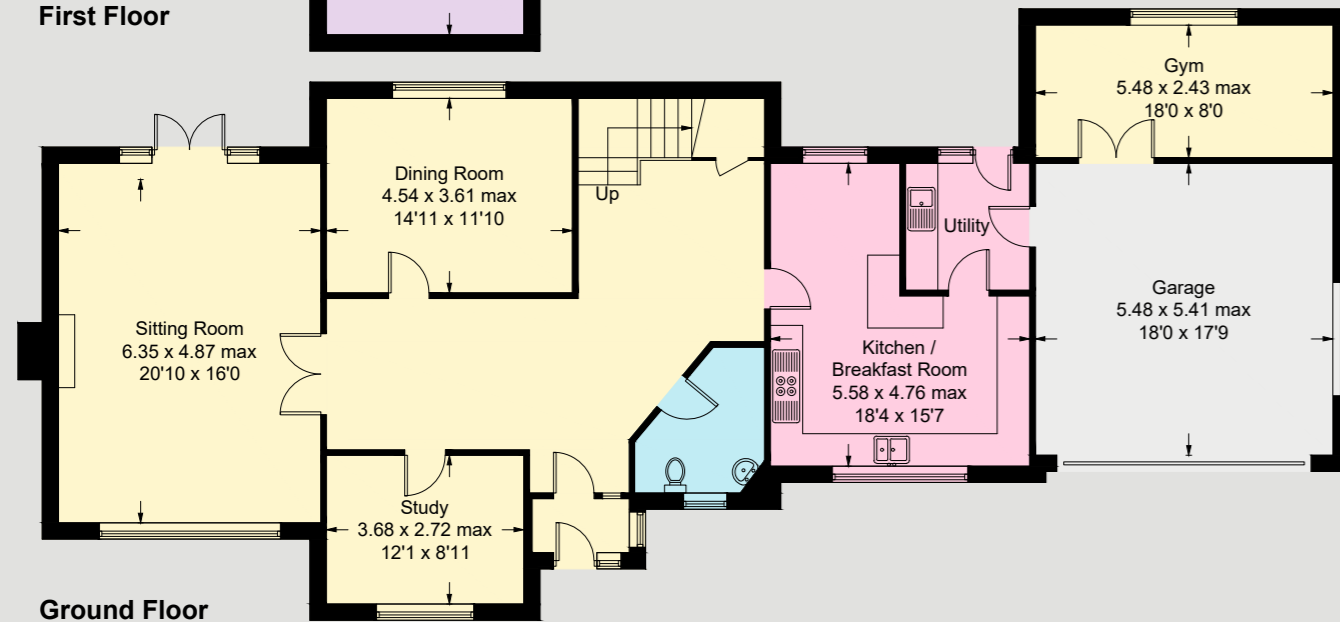
Main House: 312.8 sq m / 3,667 sq ft

Outbuilding: 51.1 sq m / 550 sq ft

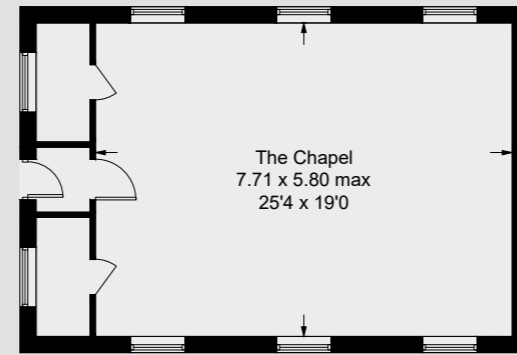
Total: 363.9 sq m / 3,917 sq ft (Including Garage)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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

### The Former Chapel

Next to the garden, currently divided by a native hedge, is a deconsecrated timber-framed chapel, which is not listed. Access from the lane or it could be linked through the main house garden. A hugely versatile building with charm and potential for garages, studio or guest accommodation, subject to the necessary consent. (Almost 8m x 6m)

In all, it is about 0.4 acre.

### Property Information

#### Services:

Mains water, electricity and drainage.  
Fibre broadband is available.

#### Tenure:

Freehold

#### Local Authority:

Cotswold District Council

#### Council Tax Band:

G (2024 £3,883.80)

#### Postcode:

GL7 6FY

#### EPC:

D

#### What3words:

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#### Guide Price

£1,450,000

#### 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: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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