

# 5 THE GROVE

KEMPSFORD, GLOUCESTERSHIRE GL7 4FD



MOORE ALLEN  
& INNOCENT

5 THE GROVE  
KEMPSFORD  
FAIRFORD  
GLOUCESTERSHIRE  
GL7 4FD

A modern village house traditionally constructed of Cotswold stone set within a small close. Offering three bedrooms centrally located in this popular village of Kempsford.

- Open plan living room
- Eat-in Kitchen
- Garden Room
- Three Bedrooms
- Two Bathrooms
- Parking
- Gardens backing onto fields
- Fairford c.4 miles
- GIFA 894 sq ft (83 sq m)

OFFERS INVITED FOR  
THE FREEHOLD,  
IN THE REGION OF  
£385,000



## LOCATION

Kempsford is a popular village with a strong community located to the south of Fairford. There is a very well attended Church of England primary school and public house. The village hall and playing fields accommodate a number of past-times and activities.

Nearby Fairford offers a wide selection of amenities including convenience stores, post office, a medical centre, weekly market, hotel, pubs and schooling at all levels.

Swindon c.11 miles | Cirencester c.11 miles | Oxford c.29 miles  
 Railway Station Swindon to London Paddington 59 minutes

## THE PROPERTY

The Grove is a small select development of just five houses built in 2007. Number five is an attractive end of terraced home. Benefiting from a Band C for energy performance, with gas fired boiler that powers the hot water and heating systems and the comfort of double glazing.

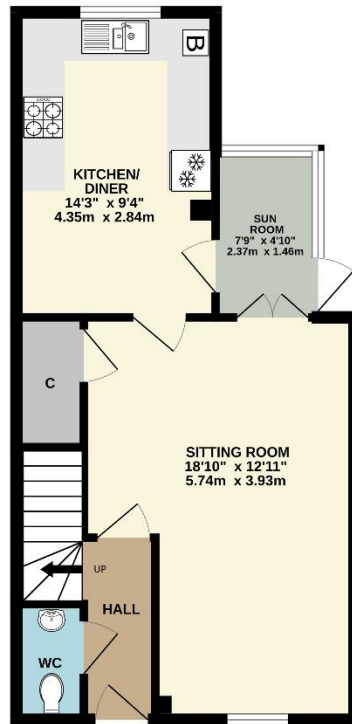
The property is approached via part glazed front door that opens into a tiled entrance hall with door off to cloakroom and stairs rising to first floor. The spacious living room has a window to the front elevation, useful storage cupboard and access to the garden room and kitchen. The kitchen is well appointed with a range of base wall mounted units incorporating built in appliances. There is ample space for dining and entertaining. A comfortable garden room with underfloor heating accessing the patio.

Stairs rise to the first-floor landing, doors to all bedrooms and family bathroom and over stairs cupboard. The principal bedroom has views to the rear over fields. Door leading into en-suite with shower cubicle low level flush WC and wash hand basin, window to side. There are two further bedrooms. The family bathroom has a white suite with shower over bath, wash hand basin and WC.

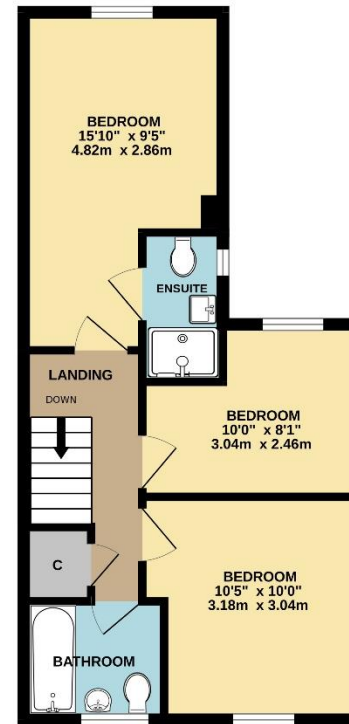
Set back from the road the vehicle access leads to the front of the property where parking is available for two cars with gated side access serves the rear garden. With a paved terrace adjacent to the back of the house opening onto lawns, with established planting. The rear garden is partly bound by stone walling.



GROUND FLOOR  
 467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
 427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA - 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'C' charges 2024/25 £1,880.59. All main services are connected. Cotswold District Council (01285) 623000. EPC Band 'C' (79) Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).

## DIRECTIONS

Kempsford lies about 6 miles to the west of Lechlade. From Lechlade proceed west on the A417 (Fairford Road), turn left shortly after the petrol station, signpost to Whelford and Kempford. Continue through Whelford leading into Kempford, turning left and on entering the high street turn left again. Continue along and the property will be seen on your left.



Burford Street, Lechlade, Gloucestershire, GL7 3AJ

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## DISCLAIMER

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