



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



182 WINDMILL ROAD

Kemble

182 Windmill Road, Kemble, GL7 6AL

A superb village house in the heart of the Cotswolds

Description

182 Windmill Road is a pretty Cotswold cottage superbly located in the heart of Kemble close to local amenities. Bright and light throughout, careful thought has been put into creating welcoming spaces and plenty of discreet storage.

The sitting room with its wood burner is a lovely and cosy room in the colder months and the window overlooking the front garden offers ample natural light.

The adjacent kitchen/ dining room flows beautifully with the kitchen being designed to offer storage, work top space and views out to the delightful garden. The striking royal blue Everhot cooker adds great warmth in the winter and is perfect for slow cooking a roast whilst on a Sunday walk!

The ground floor also has a handy cloakroom and a boot room, ideal for muddy wellies!

Upstairs, there are three bedrooms and a bathroom. Built-in wardrobes offer ample discreet storage.

Outside, the front and rear landscaped

gardens are predominantly laid to lawn interspersed with colourful herbaceous borders and seating areas. Beautifully designed the rear garden is a fabulous spot in which to relax for a BBQ with family and friends and enjoy al fresco dining in the summer. The driveway to the side of the house offers private parking.

Planning permission has been granted to significantly enlarge the property with an oak framed garden room and porch. This would greatly enhance the living space.

Cirencester 4 miles

Tetbury 8 miles

Malmesbury 9 miles

M4 (Junction 15) 21 miles

Cheltenham 21 miles

All distances and times are approximate

Kitchen/Dining room • Sitting room • Boot Room • Cloakroom • Porch
3 Bedrooms • Bathroom • Private off-road parking • Gardens • Terraces





General Information

Tenure: Freehold

Services: Mains water and electricity, oil-fired central heating. Private drainage.

Postcode: GL7 6AL.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band C & EPC rating F.



Location

Located in the heart of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, 182 Windmill Road is ideally situated in the heart of the Cotswolds, close to Cirencester. The vibrant village community is home to a beautiful church, a very handy combined local store and post office, and both a pre-school and primary school. Surrounded by some of England's finest countryside, country walks are on the doorstep. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and the Wild Duck Inn in Ewen, provide superb local dining options.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury, with its handy Waitrose, is 4 miles away. Beautiful Tetbury, with its exceptional arboretum, is only 6 miles away.

Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

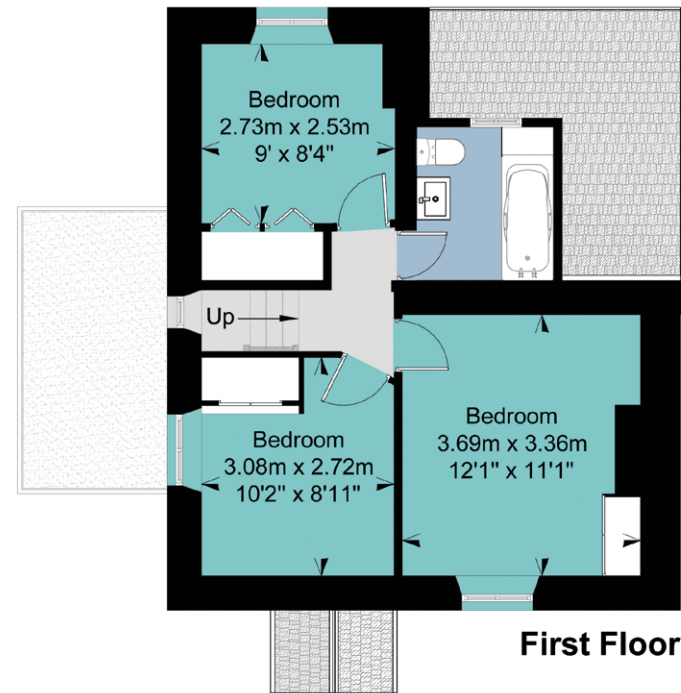
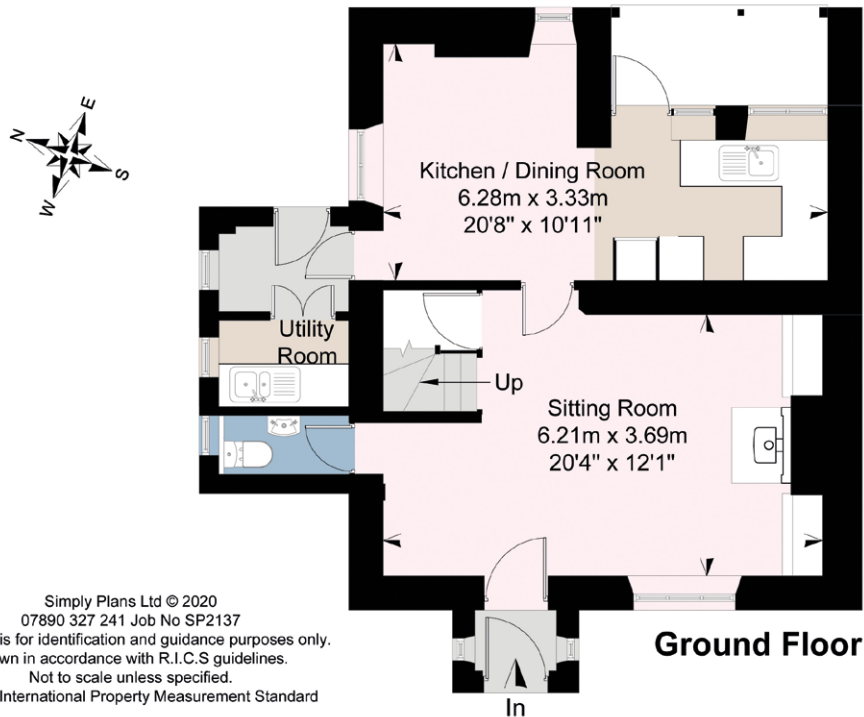
Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Kemble Primary School, Beaudesert Park, Powells, Westonbirt, Hatherop Castle, Malmesbury Church of England School, St Mary's, St Margaret's, Cheltenham College, Marlborough College and Cheltenham Ladies College, to name a few.



182 Windmill Road, Kemble, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 91 sq metres / 979 sq feet



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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