



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



188 STATION ROAD

Kemble

188 Station Road, Kemble, GL7 6AT

## A superb character property in the heart of the Cotswolds

### Location

Located in the heart of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, 188 Station Road is ideally situated close to the market town of Cirencester.

The vibrant village community is home to a beautiful church, a handy combined local store and Post Office, a friendly pub and a well regarded 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, all provide superb local dining options.

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

The historic town of Malmesbury, with its handy Waitrose, is 9 miles away. Beautiful Tetbury, with its exceptional arboretum, is only 8 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 but also fabulous literary, jazz and food festivals, and of course world famous 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, Powell's, 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.

*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  
3 Bedrooms • Bathroom • Private off-road parking  
Outbuilding • Gardens • Terrace





## General Information

**Tenure:** Freehold.

**Services:** Mains water, drainage and electricity, Oil-fired central heating.

**Postcode:** GL7 6AT.

**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 D & EPC rating E.



## Description

188 Station Road is a late 19<sup>th</sup> Century semi-detached Cotswold cottage superbly located in the heart of Kemble village.

Bright and light throughout, careful thought has been put into creating welcoming spaces and plenty of discreet storage. The house benefits from many period features such as cast iron fireplaces upstairs and original Victorian doors.

The sitting room with its wood burner is lovely and cosy and the window overlooking the front garden bathes the room in natural light.

The adjacent kitchen/dining room, with access to the rear garden, flows beautifully and offers ample storage and worktop space. It is a room which works perfectly both for everyday family life and for hosting family and friends.

The ground floor also has a handy boot room, ideal for muddy wellies after a long country walk!

Upstairs, there are three bedrooms and a family bathroom. The rooms are spacious and inviting with plenty of built-in storage.

Outside, the landscaped south-facing garden to the front is predominantly laid to lawn with colourful herbaceous borders and a delightful seating area. This is a fabulous spot in which to relax for a BBQ and enjoy al fresco dining in the summer. The enclosed rear garden provides further outdoor space and a useful outbuilding and garden store.

The driveway offers off-road parking for two cars.



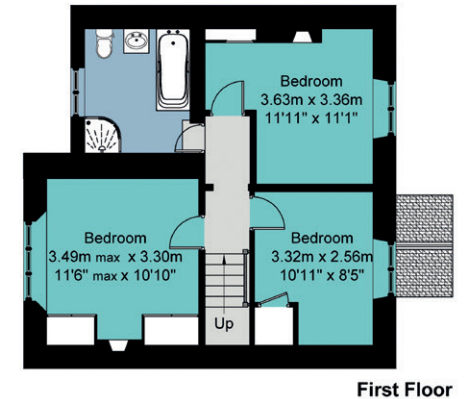
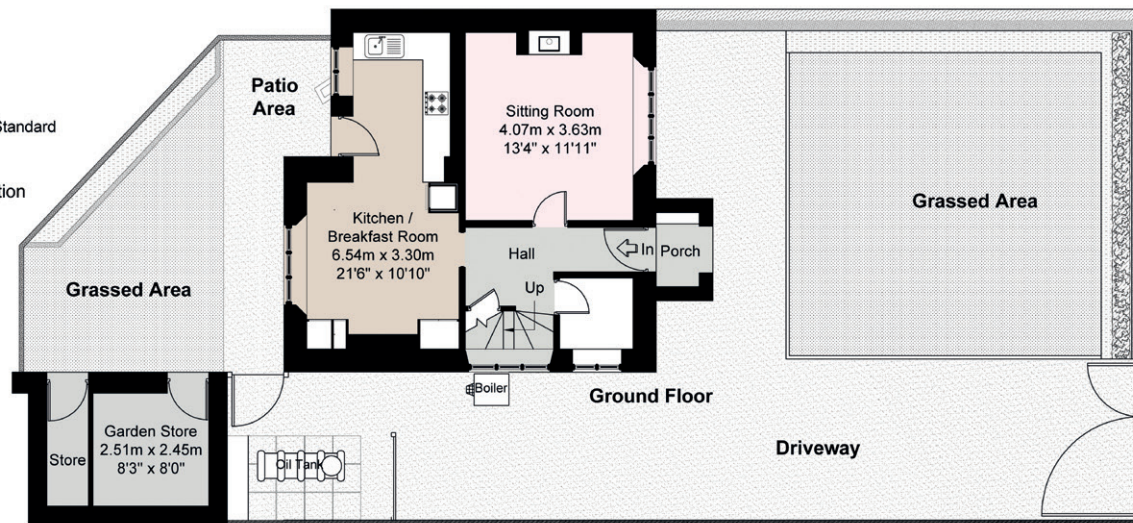
## 188 Station Road, Kemble, Gloucestershire

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

Simply Plans Ltd © 2019  
07890 327 241  
Job No SP1765

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

Outbuildings  
Not Shown In Actual Location Or Orientation



**SHARVELL PROPERTY**  
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: [office@sharvellproperty.com](mailto:office@sharvellproperty.com)

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.