

CLAYFURLONG HOUSE

— KEMBLE —



CLAYFURLONG HOUSE, KEMBLE, GL7 6BS

Entrance hall • Drawing Room • Dining Room • Kitchen/ Breakfast room
Sitting room • Cloakroom • Utility • Study • Library • 6 Bedrooms
3 Bathrooms • Cellar • Car port • In/ out gravel driveway
Ample Parking • Various outbuildings

A superb country house in the heart of the Cotswolds

Description

Clayfurlong House, accessed via an in/out gravel driveway, is a beautiful Cotswold home superbly located on the edge of Kemble close to local amenities. Bright and light throughout, careful thought has been put into creating welcoming spaces.

The kitchen is clearly the heart of the house and a fabulous space in which to entertain family and friends and enjoy informal gatherings. The kitchen itself is well equipped with a beautiful cream electric Aga and offers ample worktop and storage space. The adjoining sitting

room is the perfect spot for relaxing with a good book after supper or for watching a family movie on a lazy Sunday afternoon.

The dining room, with open fireplace, comes into its own when hosting dinner parties and for special occasions. The drawing room across the hall is bright and light with bay windows and a lovely fireplace with wood burner. This is a very serene room and beautifully laid out.

The ground floor also has a workshop and a utility room, ideal for muddy wellies and after a long country walk.

There is a very useful cellar which is ideal for storing wine.

The first floor comprises three bedrooms, a bathroom, a shower room and a loo. There is also a galleried landing, a study and a library. A separate staircase leads down to the back door. The second floor comprises three further bedrooms and a family bathroom.

All the rooms are generously proportioned with ample discreet storage and beautiful views over the front and rear gardens.

Outside, to the rear, the landscaped garden is predominantly laid to lawn and is a true haven of tranquillity with colourful herbaceous borders and various delightful seating areas. The stunning oak pergola and Cotswold stone wall frame the garden beautifully and the terrace is ideal for al fresco dining in the warmer months.

To the front, the driveway offers ample parking alongside the car port. Various outbuildings are currently used for storage but provide scope for conversion subject to obtaining necessary planning consents.

Location

Located on the edge of village of Kemble, with its train station providing direct fast and easy access to London Paddington, Clayfurlong House 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, 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 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, to the north, 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, Beadesert 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.



Cirencester 4 miles

Tetbury 8 miles

Malmesbury 9 miles

M4 (Junction 15) 21 miles

Cheltenham 21 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

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

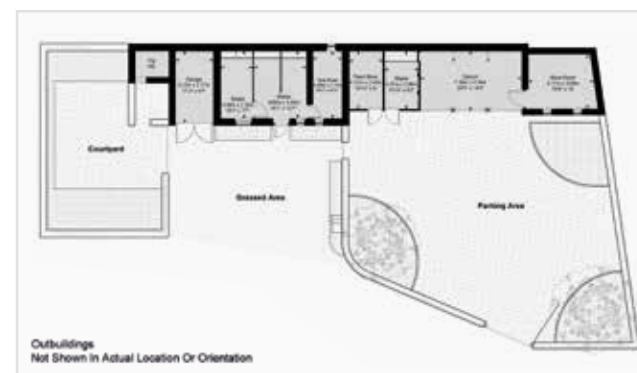
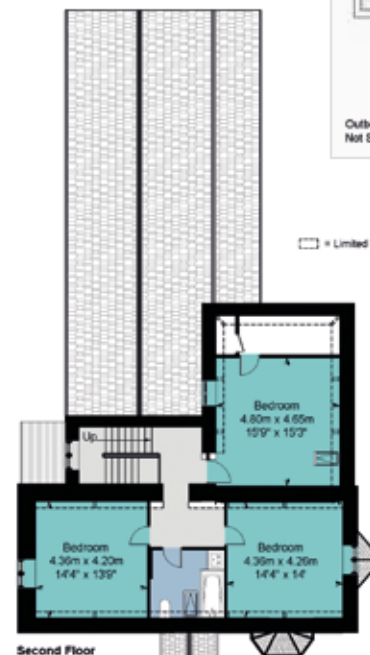
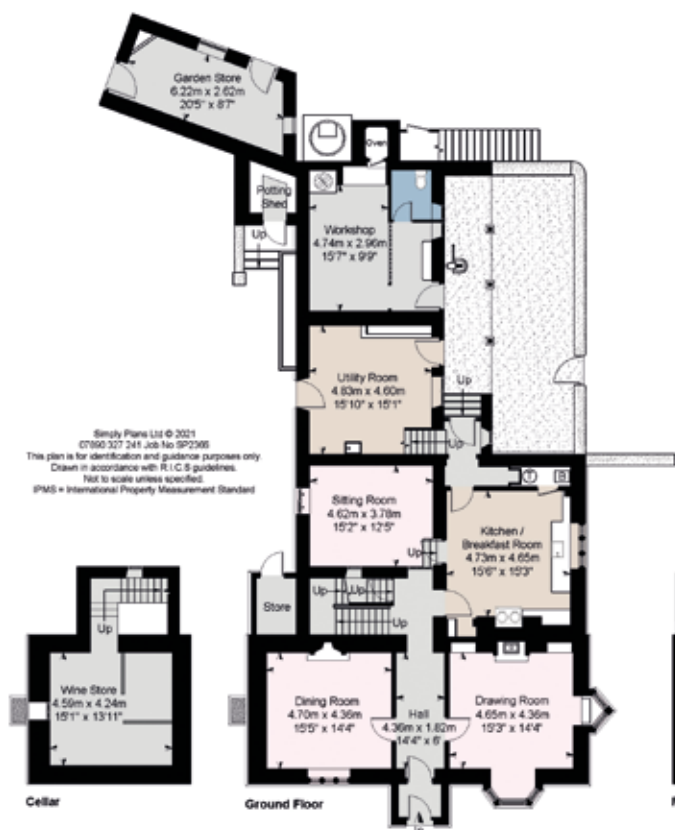
Postcode: GL7 6BS

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 G.





Clayfurlong House, Kemble Road, Kemble, Gloucestershire

House Approximate IPMS2 Floor Area	392 sq metres / 4220 sq feet
Cellar	26 sq metres / 280 sq feet
Store	3 sq metres / 32 sq feet
Utility Room	22 sq metres / 237 sq feet
Workshop	24 sq metres / 256 sq feet
Garden Store	17 sq metres / 183 sq feet
Garage	14 sq metres / 151 sq feet
Stable / Tack Room	45 sq metres / 483 sq feet
Feed Store / Stable	21 sq metres / 226 sq feet
Carport	32 sq metres / 344 sq feet
Store Room	19 sq metres / 204 sq feet
Total (Includes Limited Use Area)	613 sq metres / 6595 sq feet
	10 sq metres / 107 sq feet

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