

# MONKTON HOUSE

— KEMBLE WICK —





# MONKTON HOUSE, KEMBLE WICK, GL7 6EQ

Entrance • Sitting Room • Kitchen/ Dining room • Utility  
Cloakroom • 3 Bedrooms • 3 Bathrooms • Outbuildings  
Landscaped Gardens • Terrace • Private parking • Carport

## An exceptional country home in the heart of the Cotswolds

### Description

Monkton House is an exceptional Cotswold country home renovated and extended by the current owners who have been mindful to incorporate contemporary design with quintessential Cotswold charm and character. Exposed beams, stunning oak floors and natural Cotswold stone are wonderful details elegantly highlighted throughout the house.

The kitchen/dining room is clearly the heart of the house and a fabulous space in which to entertain family and friends. The kitchen has been fabulously designed with practicality in mind, providing plenty of worktop and storage space. The clean lines

complement the room's décor superbly. It is a bright space, both homely and welcoming, with views over the garden and surrounding countryside. Sliding doors lead to the generous terrace. Both the indoor and outdoor flagstones are Castille from Beswick Stone and create a seamless transition from indoor to outdoor living. The utility room, with access to the garden, is ideal for muddy wellies and for keeping the piles of washing out of the way! There is also a ground floor cloakroom. These rooms have underfloor heating.

The sitting room with access to the garden is bathed in natural light and

with its large inglenook fireplace with wood burner is the perfect room in which to relax with a good book or watch a movie on a lazy Sunday.

Upstairs comprises the vaulted master bedroom with en suite shower room and fabulous views over the gardens. There are two further bedrooms, one with an en suite shower room and a family bathroom. All the rooms have been carefully curated to allow for an abundance of natural light, lovely views and cosy corners.

Outside the garden, divided into two sections, is a haven of peace and tranquillity, elegantly landscaped

to provide pretty seating areas, neat lawns, a variety of fruit trees and attractive herbaceous borders. The terrace, BBQ and Firepit areas across the bridleway are wonderful for al fresco dining and sundowners overlooking the gardens and the neighbouring fields. The garage and workshop could make a wonderful home office subject to obtaining the necessary planning consents.

There is plenty of parking on the driveway.

A bridleway at the end of the no through lane leads to Oaksey village and beyond to a network of local footpaths.

## Location

Monkton House is situated at the end of a no through road on the edge of Kemble Wick, a beautiful hamlet on the outskirts of Kemble.

Kemble, a vibrant village community, is home to a beautiful church, a very handy combined local store and post office, a pub, 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. Kemble train station provides direct, fast and easy access to London Paddington.

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, a handy Waitrose, cafes and twice weekly markets.

The historic town of Malmesbury, is 10 miles away and beautiful Tetbury, is only 9 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.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed Gigaclear 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, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.



*Kemble Station 2 miles  
(London Paddington 75 mins)  
Cirencester 6 miles  
Tetbury 9 miles  
Malmesbury 10 miles  
M4 (Junction 15) 22 miles  
Cheltenham 23.5 miles*

All distances and times are approximate











## General Information

Tenure: Freehold.

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

Postcode: GL7 6EQ.

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: Wiltshire District Council,  
County Hall, Wiltshire BA14 8JQ.  
Tel: 0300 456 0100. Council Tax Band E.

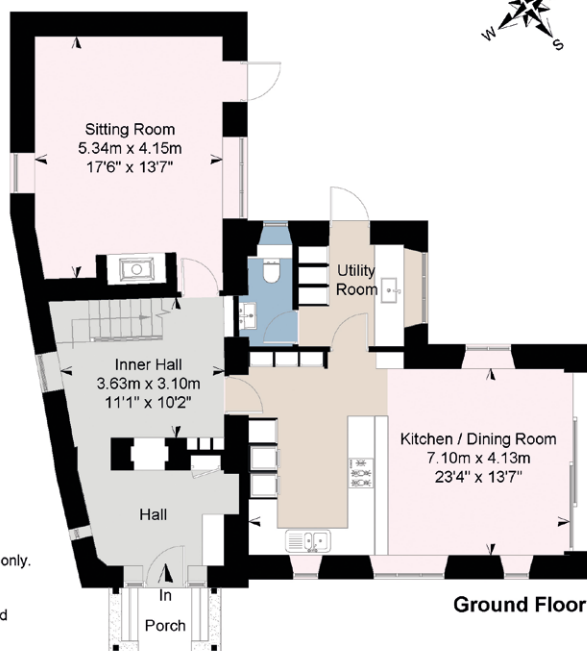






## Monkton House, Kemble Wick, Gloucestershire

House Approximate IPMS2 Floor Area 170 sq metres / 1829 sq feet  
 Garage 13 sq metres / 140 sq feet  
 Workshop 13 sq metres / 140 sq feet  
 Total 196 sq metres / 2109 sq feet



Outbuildings  
 Not Shown In Actual Location Or Orientation

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 07890 327 241  
 Job No SP2876  
 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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