

Well Ground House



Well Ground House, Kemble Wick, GL7 6EQ

An exceptional country home in the heart of the Cotswolds, seamlessly blending contemporary and traditional designs

Description

Well Ground House is a beautiful country home where contemporary design, in the form of a cedar clad extension, fuses with traditional Cotswold style. Elegantly renovated with attention to detail, whilst maintaining fabulous original features, this is a spacious and bright home.

The reception rooms flow off the inner hall which is welcoming with an abundance of natural light.

The sitting room overlooks the garden and with its freestanding wood burner is a lovely room in which to relax with a good book. The floor to ceiling sliding doors work beautifully for indoor/outdoor living in the warmer months of the year.

The kitchen is clearly the heart of the house and a great room in which to entertain family and friends. The striking red Aga provides extra warmth in the cooler months and the separate electric oven comes in handy in summer.

The adjacent utility/ boot room, with access to the garden, is perfect for muddy wellies after a long country walk.

The family room with its open fireplace, wood burner and oak floor is generously proportioned and a wonderful spot to kick back and relax.

The study is a quiet corner and a good home office with access to the side of the house and views over the gardens.

A cloakroom is a useful addition to the downstairs living space.

The first floor comprises five double bedrooms and three bath/shower rooms, one being en suite. Discreet and ample storage has been thoughtfully created.

Outside the terrace area is wonderful for al fresco dining overlooking the grounds. The land extends to around 2 acres and is made up of wildflower meadows and grassed areas, interspersed with a variety of fruit trees and herbaceous borders. A vegetable patch is nestled to the rear of the garden for the garden enthusiast close to the sheds for storing garden tools. There is an enclosed garage and the gravelled driveway offers ample additional parking.

*Kemble Station 1.5 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 are approximate

Sitting Room • Family room • Kitchen • Utility • Cloakroom
5 Bedrooms • 3 Bathrooms • Landscaped Gardens • Terrace
Garage • Ample parking





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: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000. Council Tax Band G.
EPC rating D.



Location

Well Ground House is situated in the heart 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, 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. Kemble train station, a 20 minute walk away, 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, cafés 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, cafés 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 Cirencester, 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 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.

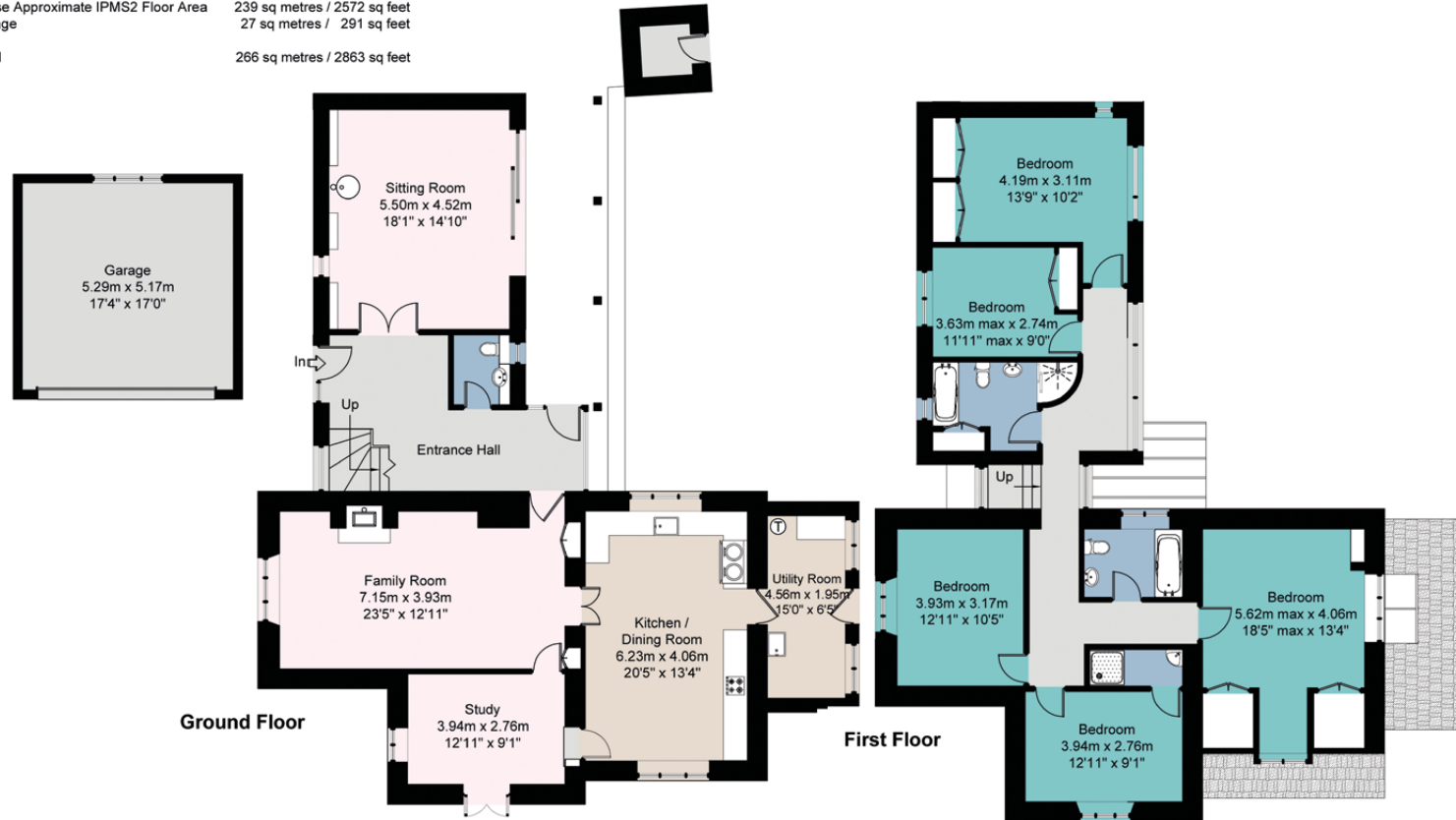
The area offers an excellent choice of schooling, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.



Well Ground House, Kemble Wick, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 239 sq metres / 2572 sq feet
Garage 27 sq metres / 291 sq feet

Total 266 sq metres / 2863 sq feet



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Job No SP1780
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
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