

1 CROSS TREES COTTAGES

KEMPSFORD, GLOUCESTERSHIRE



MOORE ALLEN
& INNOCENT

1 Cross Trees Cottages
High Street
Kempford
Gloucestershire
GL7 4EU

Set within the conservation area of this vibrant Cotswold village lies this charming period, three bedroomed detached cottage.

- Offered with no Onward Chain
- Full of character
- Wood burning stove
- Fitted kitchen with built-in appliances
- Pretty gardens
- Fairford c.4 miles
- GIFA 969 sq ft (90 sq m)
- Call to view

Offers invited
for the freehold,
in the region of
£475,000



Location

Kempsford is a popular village with a strong community located to the south of Fairford. There is a very well attended Church of England primary school and public house. The village hall and playing fields accommodate a number of past-times and activities.

Nearby Fairford offers a wide selection of amenities including convenience stores, post office, a medical centre, weekly market, hotel, pubs and schooling at all levels.

Swindon c.11 miles | Cirencester c.11 miles | Oxford c.29 miles
Railway Station Swindon to London Paddington 59 minutes

The Property

Situated within the heart of this well-served village and nestled within its conservation area, lies 1 Cross Tree Cottages, a delightful period home with immense character. This detached cottage has been traditionally constructed of natural stone elevations with red brick quoins set beneath a pitched Cotswold slate roof.

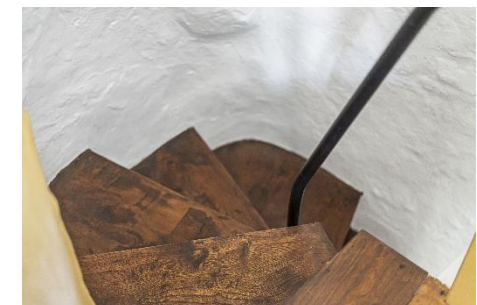
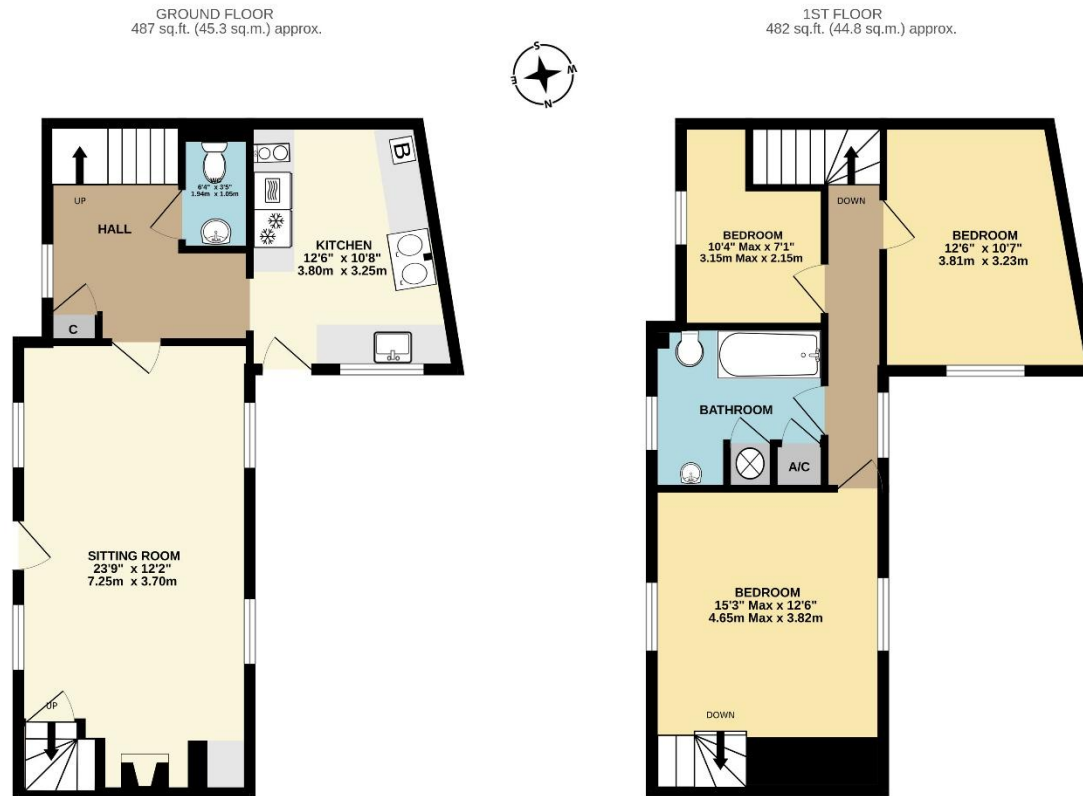
This delightful home is presented in good decorative order throughout and is currently let successfully as a holiday home. It is now offered for sale without an onward chain.

The layout briefly comprises, front door opening into a charming reception room with exposed ceiling beam,

gable end fireplace housing a wood burning stove, door to spiral stairwell (secondary) leading to first floor. Further door to inner hallway/study with stairwell, cupboard and door into the kitchen. Fitted with a good range of base and wall mounted units, it currently is sold with a gas fired Aga (disconnected). Tiled floor, stable door and window to gardens.

To the first floor the landing serves three bedrooms and modern bathroom. The principal bedroom has a dual aspect with stairwell leading down to sitting room.

The property overlooks the village green, landscaped private gardens with curved paved terrace screened by mature planting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Property Information

The property is freehold offering vacant possession upon completion. Council Tax Band 'F' charges 2026/27 £3,339.61. All main services are connected. Recently installed gas fired boiler powering the heating and domestic hot water. Cotswold District Council (01285) 623000. EPC Band 'D' (68) Broadband & Mobile signal checker via www.ofcom.org.uk. Please note the Aga is current not serviceable.

Directions

Kempsford lies about 6 miles to the west of Lechlade. From Lechlade proceed west on the A417 (Fairford Road), turn left shortly after the petrol station, signpost to Whelford and Kempford. Continue through Whelford leading into Kempford, turning left at the junction (Top Road) continue to the High Street, at the T junction turn right and proceed for a short distance as you approach the Green you will see 1 Cross Tree Cottage on your left.



DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



Burford Street, Lechlade, Gloucestershire, GL7 3AJ

01367 252541 lechalde@mooreallen.co.uk

