



MORE ALLEN
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18 TOP FARM

KEMBLE
CIRENCESTER
GLOUCESTERSHIRE
GL7 6FA

Exceptional five-bedroom detached family home in the sought-after village of Kemble, offering beautifully presented and versatile accommodation, including a stunning open-plan kitchen/family room, home office, double garage and landscaped private garden.

Designed for modern family living and entertaining, the property features spacious reception rooms, two en-suite bedrooms, a stylish family bathroom and superb indoor-outdoor flow via bi-fold and French doors opening onto attractive outdoor entertaining spaces.

- Five Double Bedrooms
- Three Bathrooms
- Detached
- Utility
- Study
- Double Garage
- Off Street Parking

GUIDE PRICE

£1,100,000

TENURE: FREEHOLD



An exceptional family home set within this exclusive development in the highly sought-after village of Kemble. This superbly designed detached house offers exceptionally spacious and versatile accommodation, beautifully presented throughout and benefitting from a landscaped private garden and double garage.

A welcoming and spacious entrance hall sets the tone for the quality found throughout. At the heart of the home lies the outstanding open-plan kitchen, dining and family room. Featuring a contemporary, comprehensively fitted kitchen with a central island, this generous living space effortlessly accommodates both dining and informal seating areas. Enjoying a triple aspect, the room is flooded with natural light and provides the perfect hub for modern family living and entertaining. Two sets of bi-fold doors open onto the patio, creating a seamless connection to the outdoor entertaining areas.

The elegant dual-aspect sitting room is a beautifully balanced space, centred around a feature fireplace with wood-burning stove and complemented by bespoke built-in storage on either side.

French doors open directly onto the rear patio, creating a sense of space and flow with the garden.

Practicality is equally well considered, with a separate utility room, cloakroom and dedicated home office completing the ground floor accommodation.

The first floor offers five generously proportioned double bedrooms. The impressive principal suite benefits from built-in wardrobes and a stylish en-suite shower room, while a second double bedroom also enjoys built-in wardrobes and its own en-suite facilities. The remaining three double bedrooms are served by a beautifully appointed family bathroom.

Outside, the landscaped rear garden provides a wonderful extension of the living space, designed for both relaxation and entertaining. A pergola creates the perfect setting for al fresco dining, family gatherings and social occasions, ensuring the impressive exterior complements the exceptional interior accommodation.

Approximate Gross Internal Area 2498 sq ft - 232 sq m (Excluding Garage)

Ground Floor Area 1249 sq ft – 116 sq m

First Floor Area 1249 sq ft – 116 sq m

Garage Area 385 sq ft – 36 sq m



Ground Floor

First Floor

LOCATION:

Kemble is a charming village with a vibrant community, ideally located just 4.4 miles from Cirencester and for commuters; a train station provides regular direct services to London Paddington. The village offers a range of amenities, including a primary school, a welcoming pub, and a local store/post office. The surrounding countryside is ideal for walking, cycling, and equestrian pursuits, with numerous bridleways and footpaths leading through the Cotswold landscape.

Nearby Cirencester, just 5 miles away, offers an extensive range of shops, cafes, restaurants, and cultural attractions, along with excellent schooling options. The area is also well placed for access to the M4 and M5 motorways, and a number of renowned independent schools including Beaudesert Park and Westonbirt.

GENERAL INFORMATION

Services: We understand that all mains services are connected to the property.

OUTGOINGS:

Council Tax Band 'D' 2025/26 charges £3,887.05.

EPC: B (85).

Local Authority: Cotswold District Council

Tenure: The property is offered freehold with vacant possession upon completion.

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