

# WARREN HOUSE

KEMBLE, GLOUCESTERSHIRE





# Warren House

## Kemble, Gloucestershire

An exceptional village house with a guest house and superb outdoor entertaining space.  
Set in about 8.5 acres of gardens and paddock.

### MAIN HOUSE

**Ground Floor:** Reception Hall • Kitchen Breakfast Room • Utility Room • Sitting and Dining Room • Snug • Cloakroom and Bedroom/Study.

**First Floor:** Main Bedroom Suite • Guest Bedroom Suite • Double Bedroom with Shower Room • Bedroom 5 & Bathroom.

**Second Floor:** Attic Room

### GUEST HOUSE

**Ground Floor:** Open plan Living & Bedroom with Shower Room.

**First Floor:** Bedroom 2 & Shower Room

**Outside:** Rear Garden with Terraces and Outdoor Spa • Orchard to the front • Private Parking • Paddock • In all about 8.5 acres.

For Sale Freehold

Cirencester 3 miles, Tetbury 7 miles, Cheltenham, 20 miles Kemble Station 0.6 miles (London Paddington from 69 minutes)  
M4 (Junction 15) 20 miles (all times & distances approximate)

#### The London Office

40 St James's Place,  
London, SW1A 1NS

T 0207 839 0888  
E enquiries@tlo.co.uk

www.tlo.co.uk



#### Cirencester Office

43/45 Castle Street, Cirencester  
Gloucestershire, GL7 1QD

T: 01285 883740  
E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk



## DESCRIPTION

Located on the edge of this popular village, Warren House is a wonderful contemporary home offering the perfect blend of modern living in a country location. With stylish interiors and a spacious open-plan design, the home has a relaxed yet sophisticated feel, ideal for contemporary lifestyles.

The living space is light and spacious, with a kitchen breakfast room and a generous sitting room with wood burner opening to a dining room, both with doors to the front lawn and rear garden, creating a seamless connection between indoor and outdoor living – perfect for summer entertaining. A separate snug provides a quiet retreat for relaxation. A fifth single bedroom could serve as a study if required. Upstairs, Warren House boasts a luxurious main bedroom suite with dressing room, complimented by two further en-suite bedrooms and fourth bedroom served by the family bathroom.

The main house is complimented by a beautifully designed Guest House with wooden-clad interiors, offering its own open-plan living space and a second en-suite bedroom upstairs.





This versatile space is perfect for guests, additional income, or even as a home office.

The outdoor space is equally impressive, with a private garden complete with an outdoor spa – an ideal place to unwind and enjoy the surrounding countryside views. The property adjoins its own paddock.

This exceptional home combines contemporary design with the charm of the Cotswolds, offering an idyllic lifestyle in a village setting. The owner is currently running it as a very successful holiday let.

## SITUATION & AMENITIES

Kemble lies about three miles from Cirencester. The village is the settlement closest to the Thames Head, the source of the River Thames, which is identified in a meadow known as Trewsbury Mead. Kemble has a primary school, The Tavern pub, a village church, a mainline station to London Paddington, and a combined Post Office/local store. The village also enjoys strong community spirit, with local events and a variety of clubs and societies that foster a real sense of belonging. Further amenities can be found in Cirencester which include an excellent range of independent shops, boutiques, restaurants, and regular markets.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating (oil tank located behind the annexe). Broadband. Underfloor heating on the ground floor in the Annexe. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but are available by separate negotiation.

## OVERAGE CLAUSE

The property is to be sold with an Overage Clause being retained to the seller at 25% for 35 years of any uplift in value due to development on the paddock and orchard.



Guest House



Guest House

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Currently a holiday let. (Previously Band G).

**EPC:** Main House – C  
Guest House – C

## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 6BT)

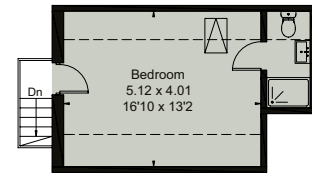
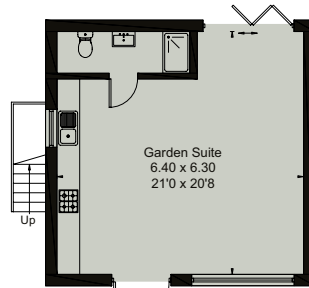
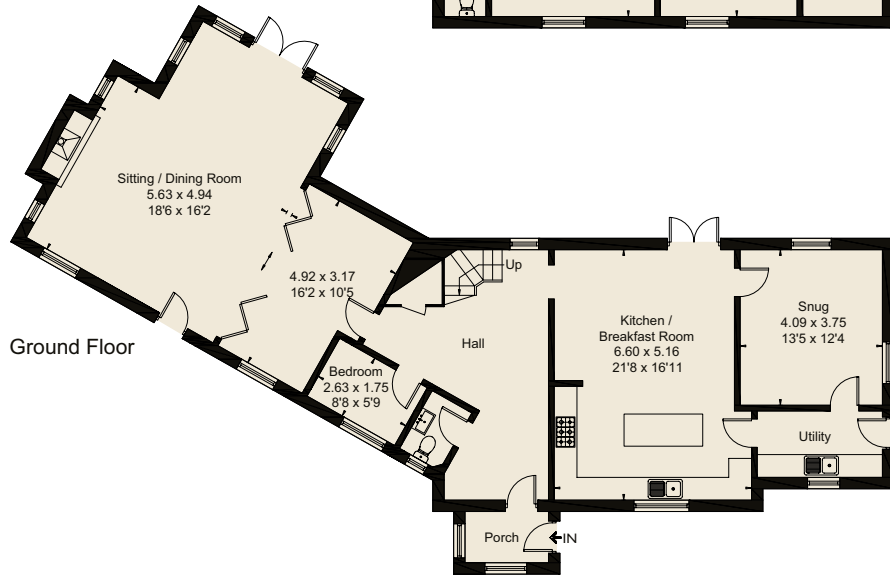
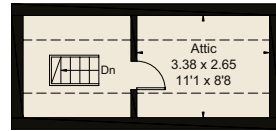
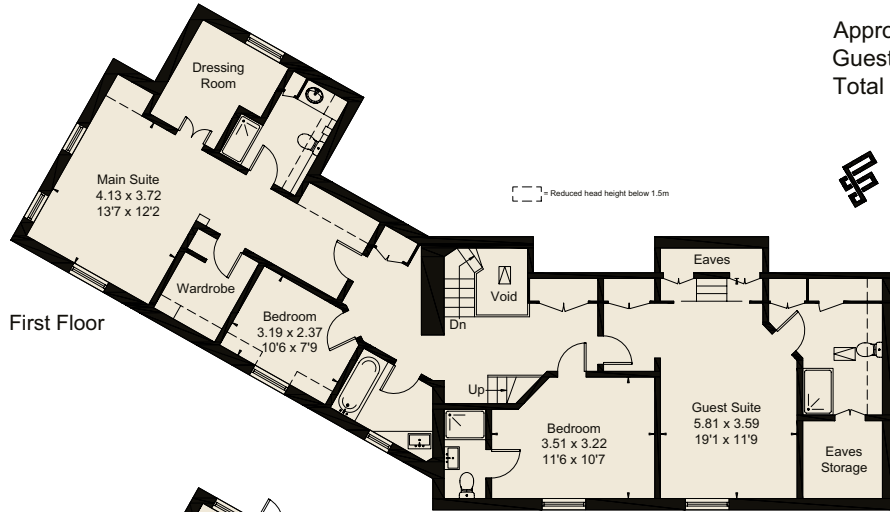
**What3Words:** ///gratitude.absorbing.tricks



Approximate Floor Area = 298.9 sq m / 3217 sq ft  
 Guest House = 66.7 sq m / 718 sq ft  
 Total = 365.6 sq m / 3935 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #84885



Main House – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Guest House – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: January 2025. Particulars written: February 2025. Brochure by wordperfectprint.com





Butler   
Sherborn