

SMERRILL FARM

KEMBLE, GLOUCESTERSHIRE



A three bedroom Cotswold stone cottage in need of updating with paddocks, outbuildings, and woodland, and located in a rural setting. In all about 1.51 acres.

Ground Floor: Kitchen • Sitting Room • Bathroom

First Floor: Two Double Bedrooms
One Single Bedroom

Outside: Driveway • Gardens • Outbuildings/Stables
Paddocks • Woodland

Butler 
Sherborn

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DESCRIPTION

Smerrill Farm is a charming three bedroom detached stone cottage set at the edge of a small woodland with paddocks to the front and side. The property has been a much loved family home for over 50 years and enjoys a wonderful atmosphere throughout. Smerrill Farm offers exciting potential to update, remodel and extend, subject to necessary planning consents. The array of outbuildings provide further opportunity and scope, again, subject to consent.

ACCOMMODATION

Ground Floor

A covered walkway leads to the front door and wraps around the side and rear of the house. The front door opens into the kitchen which enjoys a pantry cupboard and dual aspect windows. A doorway leads though to the sitting room with windows overlooking the front garden. There is an open fire set within a stone surround and shelves to either side. The bathroom is situated off the hallway and provides a WC, sink and bath with overhead shower. There is a useful storage cupboard located under the stairs.

First Floor

The staircase rises to a landing with two double bedrooms and one single bedroom offering views of the front garden and surrounding paddocks.

OUTSIDE

The property is approached by a driveway with lawns to either side enclosed by stone walling. The outbuildings, three stores and three stables, are positioned beyond the second gate and enjoy parking to the front. The driveway continues to the terraced garden to the front of the house. Steps rise to a side garden and orchard and continue to a terraced garden to the rear of the cottage. The rear garden affords greenhouses, raised beds and a stone store. There is a small woodland behind the garden.



The two paddocks, to the front and side, are enclosed by stone walling and post and rail fencing. One of the fields has an access gate which leads to the road.

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. The great Roman Frontier Road, known as the Fosse Way, runs through Kemble on its way to Corinium, modern day Cirencester. Kemble has a primary school, The Tavern public house, a village church, a railway station, and a combined Post Office/local store. Further amenities can be found in Cirencester which include an excellent range of independent shops, boutiques, restaurants, and regular markets.

Good road communication links via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Kemble train station is just a 4 minute drive with direct rail services to London Paddington, Gloucester, and Cheltenham.

The area is noted for both its private and state schools. Recreational opportunities include Cheltenham Racecourse, theatres in Cirencester and Cheltenham, polo at Cirencester and Westonbirt, water sports at the Cotswold Water Park, plus a good availability of golf courses and equestrian facilities.

SERVICES

Private water via Bathurst Water. The water is metered for Smerrill Farm and the neighbouring property Smerrill Barn separately. Smerrill Farm is responsible for charging the neighbouring property for their metered water. There is an annual charge of £25 to Bathurst Estate. Mains electricity. Oil fired central heating (oil tank located in the covered walkway to the rear of the house, the boiler is in the kitchen). Private drainage to a septic tank. 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 are excluded but may be available by separate negotiation. The staddle stones are specifically excluded from the sale.

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.

TENURE

Freehold

LOCAL AUTHORITY

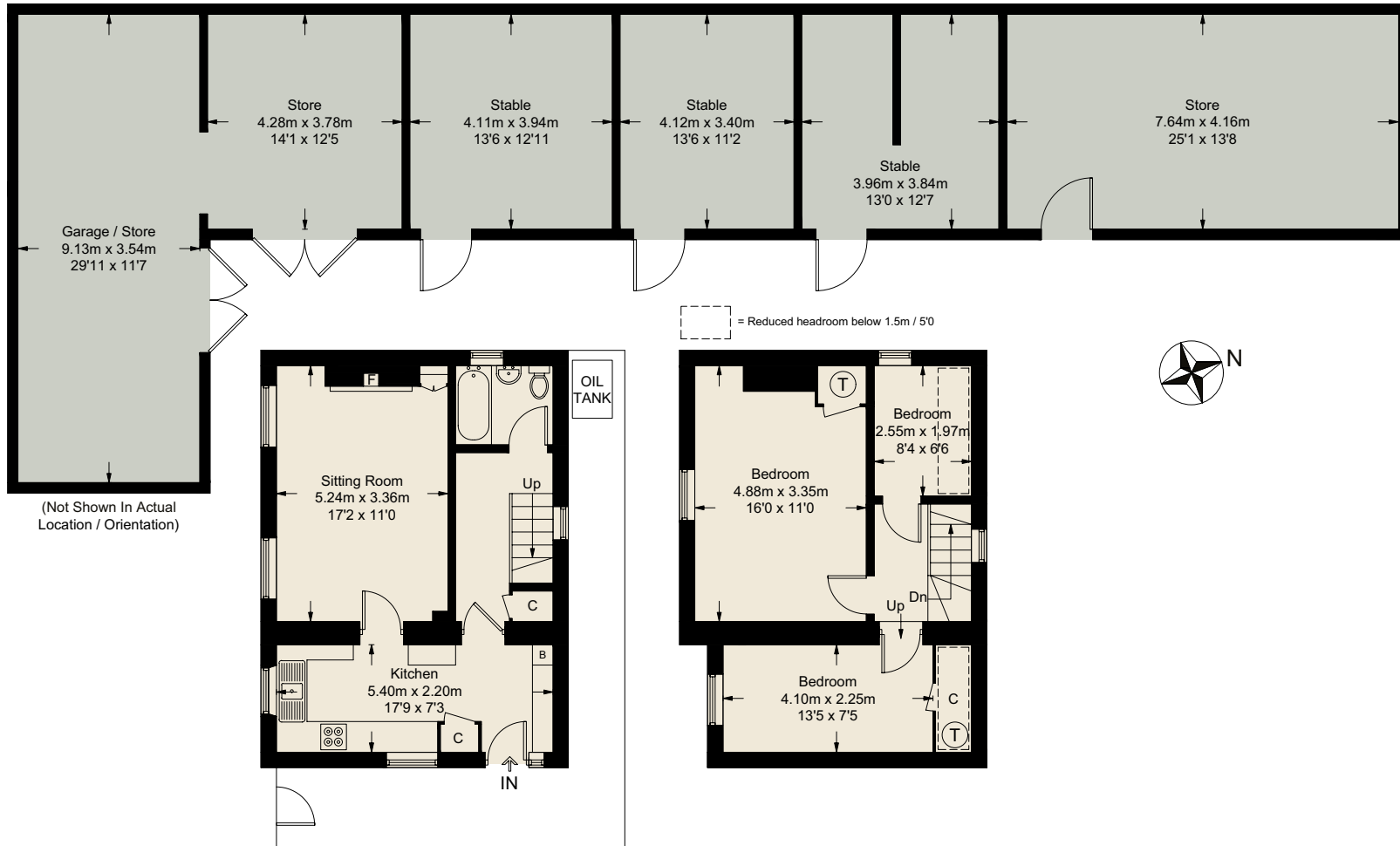
Cotswold District Council, Trinity Road, Cirencester, GL7 1PX
T 01285 623000 W cirencester.gov.uk

COUNCIL TAX: Band E

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888.
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Ground Floor
40.9 sq m / 440 sq ft

First Floor
39.4 sq m / 424 sq ft

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

Outbuilding = 130.8 sq m / 1408 sq ft

Total = 211.1 sq m / 2272 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID958679)



DIRECTIONS (GL7 6BW)

From Cirencester take the A433 Tetbury Road in a westerly direction. After about 1 mile, turn left onto the A429 signposted for Kemble and Malmesbury. Continue straight and when the road drops downhill, take the first right hand turning. Then turn immediately right onto the short track which leads to the driveway of Smerrill Farm. The property is located through the right hand wooden gate.

what3words: ///sport.surreal.distorts

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