



Eriba House, High Street, Kempford, Gloucestershire GL7 4EQ

Offers in excess of £650,000

richard james

Village & Country Homes



High Street

Kempsford

Freehold

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Welcome to this beautifully refurbished four-bedroom detached home in the heart of Kempford, Gloucestershire. Once the village's convenience store, post office, and even a hairdresser's, the property has been thoughtfully transformed by the current owners. Upgrades include a new kitchen and bathrooms, replacement windows, a new gas-fired central heating system, exterior rendering, and much more – all combining to create a stylish and comfortable family home.

The welcoming entrance hall sets the tone on arrival. To the front, a cosy sitting room with a log-burning stove offers the perfect retreat, while a separate dining room provides an elegant space for entertaining. The heart of the home is the open-plan kitchen/dining room – light, spacious, and versatile – ideal for family gatherings or day-to-day living. A separate utility room adds practicality and keeps the main living spaces clutter-free.

Upstairs, the property offers three generous double bedrooms and a further single. The principal bedroom benefits from its own ensuite, while the remaining rooms are served by a well-appointed family bathroom. The entire home is presented in excellent condition, ready for immediate enjoyment.

Outside, the frontage provides parking for multiple vehicles, with the driveway continuing to the side and leading to a detached double garage with power and light. The rear garden is of excellent size, mainly laid to lawn, and enjoys open views across surrounding farmland – a wonderful backdrop for family life and entertaining.

Kempsford is a quintessential Cotswold village, perfectly positioned between Lechlade and Cirencester, and close to the Cotswold Water Park with its wealth of outdoor activities. The village offers a strong community spirit, a well-regarded primary school, and the award-winning George Inn gastro pub. Adding to its charm are weekly visits from a wood-fired pizza van and the popular Cotswold Chippy. Nearby Fairford provides further amenities, while excellent schooling options are easily accessible.

With mains gas, electricity, and drainage, this property blends character, history, and modern convenience in a sought-after setting – a truly special family home.





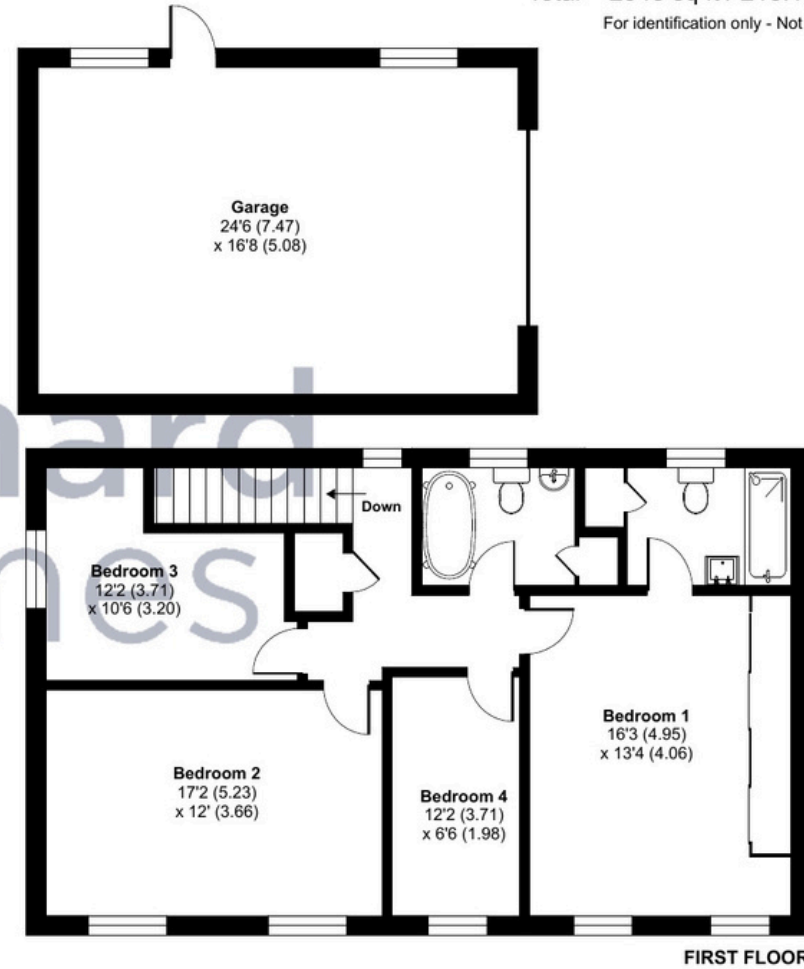
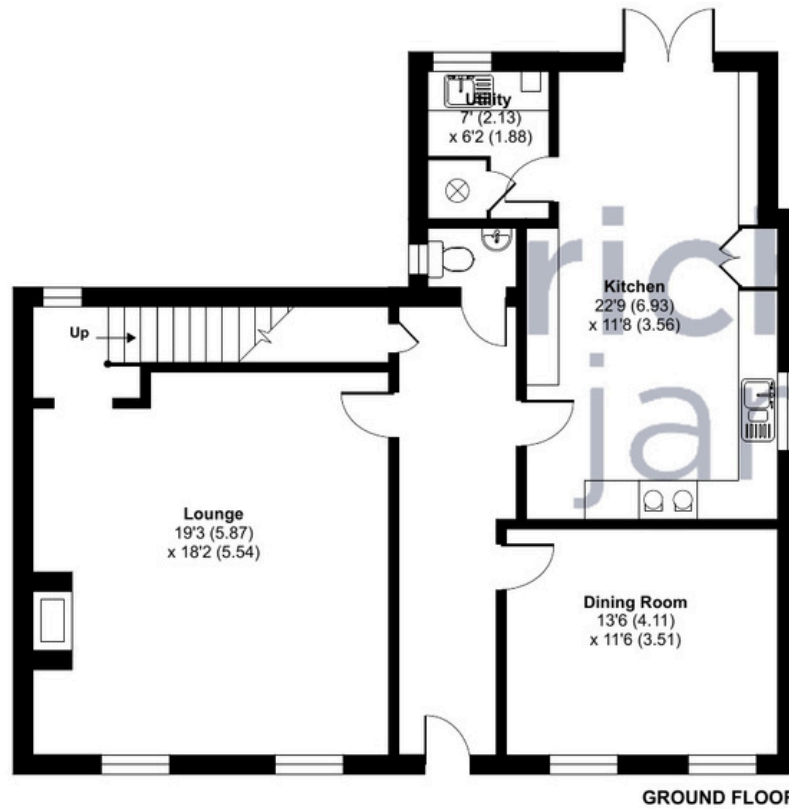






Floorplan

Approximate Area = 1940 sq ft / 180.2 sq m
Garage = 408 sq ft / 37.9 sq m
Total = 2348 sq ft / 218.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 1057192

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