

richard
james



9 Tuckwell Road

Kempsford, Fairford, GL7 4DR

Offers over
£375,000





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9 Tuckwell Road

FREEHOLD

Council Tax Band - D | EPC Rating - C

 3  2  3

Nestled in the peaceful village of Kempsford, just outside Fairford —home to the world-renowned Royal International Air Tattoo (RIAT)—this beautifully presented three-bedroom semi-detached home offers an exceptional blend of character, modern comfort, and flexible living space.

Step inside and you're immediately welcomed by a brand-new kitchen that's truly the heart of the home. Featuring exposed Cotswold stonework, rustic wooden cladding, a vaulted ceiling, and a Velux roof window, this light-filled space strikes the perfect balance between country charm and contemporary design.

The ground floor flows effortlessly from a generous living room with bay window, through to a reception room and a separate dining area, ideal for family gatherings or entertaining guests.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all thoughtfully laid out and full of natural light.

Charlie Berry
Branch Manager

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KITCHEN





Outside, the landscaped rear garden offers a private oasis to enjoy the sunshine. A harmonious mix of decking, gravel, and patio creates an ideal setting for alfresco dining, lazy afternoons, or hosting summer barbecues.

A standout feature is the converted garage, which now includes a versatile garden room/home office with patio doors, a stylish three-piece shower room, plus a workshop and separate storage area with up-and-over door—offering huge potential for work-from-home setups, guest accommodation, or hobby spaces.

With its flexible layout, modern touches, and charming rural setting, this is a property that ticks all the boxes for both relaxed countryside living and practical day-to-day life.

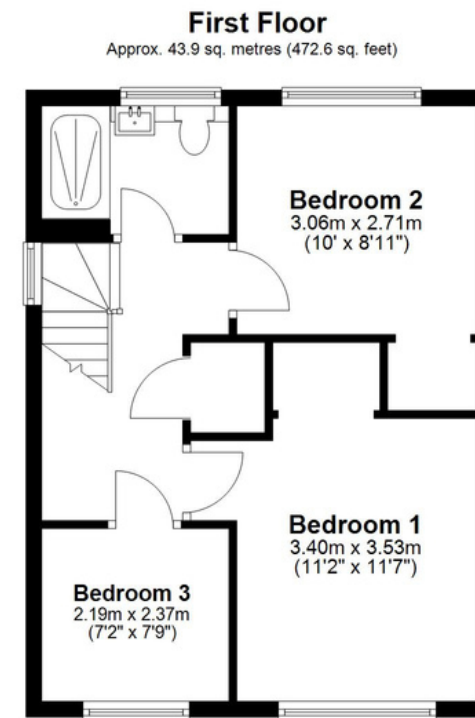
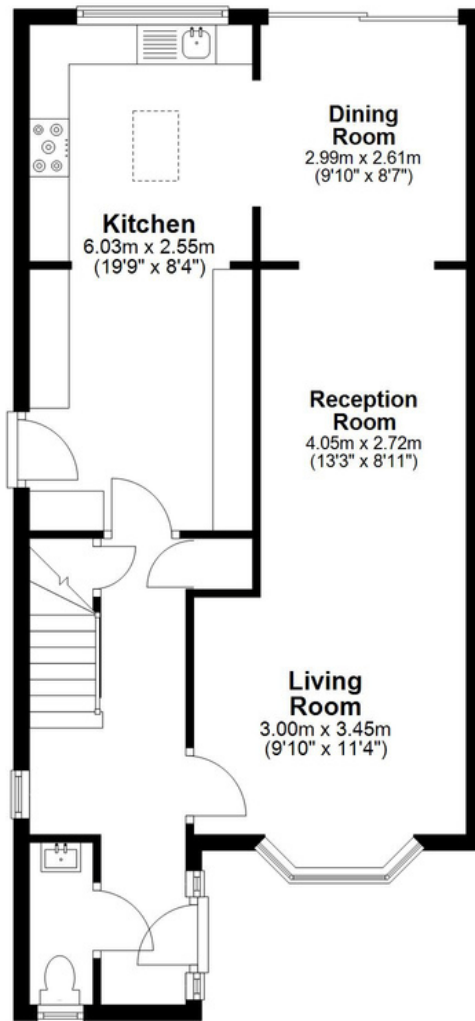
LOUNGE
DINER





Kempsford is a delightful village conveniently located between the Cotswold towns of Lechlade and Cirencester. This village is in a wonderful rural setting on the doorstep of the famed Cotswold Water Park, with its beautiful scenery, wonderful walks and a range of activities for the whole family to enjoy.

Kempsford itself has a small and highly regarded primary school which was rated 'Good' by Ofsted in 2017 and has strong ties with the Farmors Secondary School and Sixth Form in Fairford. The village is also home to the award winning Gastro Pub 'The George Inn' which is renowned for its incredible food, atmosphere and events.



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

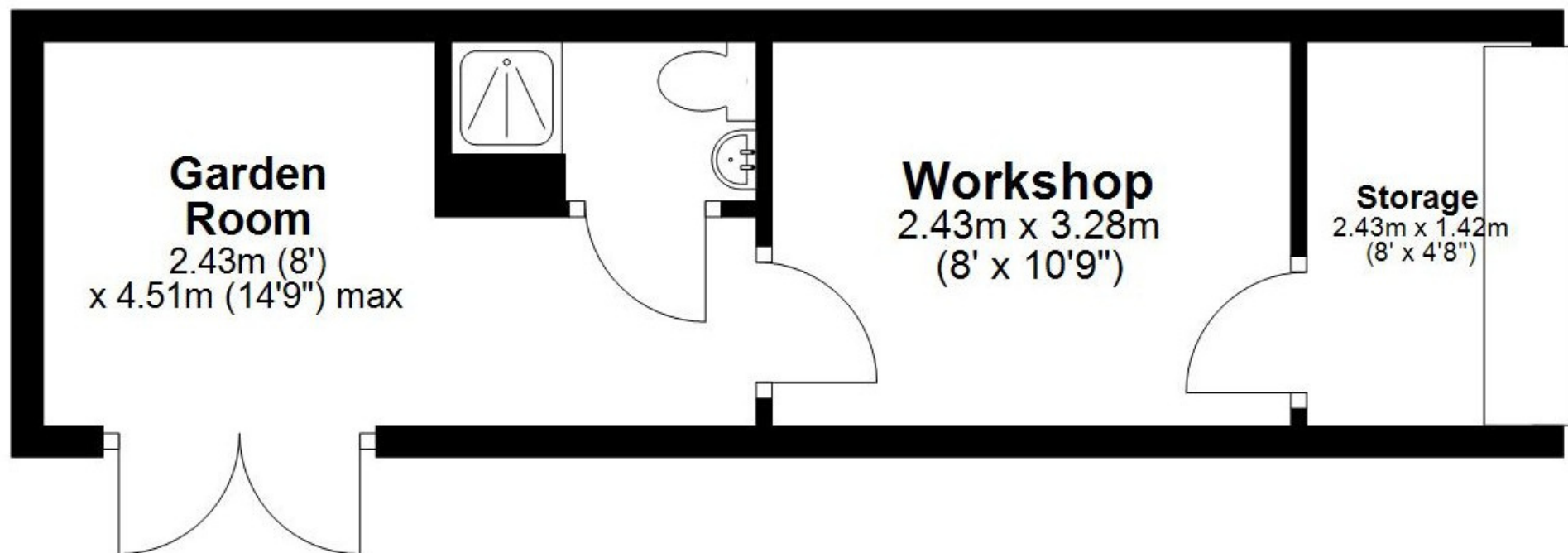
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