



18 Top Farm

Cirencester, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive Cotswold-style detached house with modern build quality and light, open-plan living space

A beautifully appointed and generously proportioned five-bedroom home, quietly positioned on the edge of an exclusive development in the sought-after village of Kemble.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OFF STREET PARKING



DOUBLE GARAGE



FREEHOLD



RURAL/VILLAGE



2497 SQ FT



**O.I.E.O
£1,000,000**



The property

18 Top Farm is an elegant and well-designed home of considerable quality, forming part of a select development of attractive stone-built properties. Positioned at the edge of the development and accessed via a private driveway.

Internally, the house offers well-balanced and spacious accommodation arranged across two floors. A central entrance hall leads to the principal reception rooms, including a dual aspect sitting room with French doors opening to the garden, and a formal dining room ideal for entertaining. A separate study provides a quiet workspace, while the large kitchen/breakfast room is the heart of the home, featuring bespoke cabinetry, a central island, and ample room for informal dining. Adjoining this is a useful utility/boot room with outside access.

Upstairs, the generous principal bedroom enjoys views across the garden, and benefits from built-in

wardrobes and a spacious en-suite bathroom. There are four further bedrooms, one with en-suite shower rooms, and a well-appointed family bathroom, all arranged around a central landing.

Outside

The gardens at 18 Top Farm are a particular feature of the property. Set to the rear and side of the house, they have been thoughtfully landscaped to offer a combination of formal planting and natural seclusion. A large lawn is framed by mature trees and deep herbaceous borders, while a paved terrace offers space for al fresco dining.

Additional features include a variety of seating areas positioned to enjoy the sun throughout the day. The driveway to the front provides ample off-street parking and leads to an integral double garage.





Location

Situated within striking distance of Kemble Station (London Paddington approx. 70 minutes), 18 Top Farm enjoys both convenience and a rural feel. Kemble is a thriving village with a strong community, offering a post office and village shop, pub, and a primary school. 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.

Distances

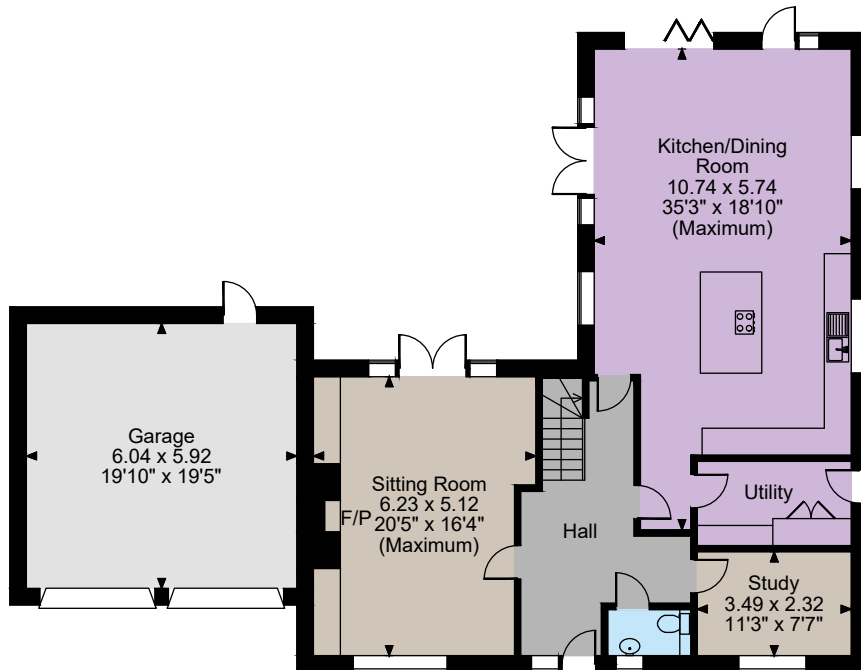
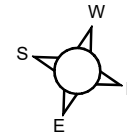
- Kemble Station 0.5 miles (London Paddington approx. 70 mins)
- Cirencester 5 miles
- Malmesbury 8 miles
- Tetbury 9 miles
- M4 (Junction 17) 14 miles
- Cheltenham 20 miles

Nearby Schools

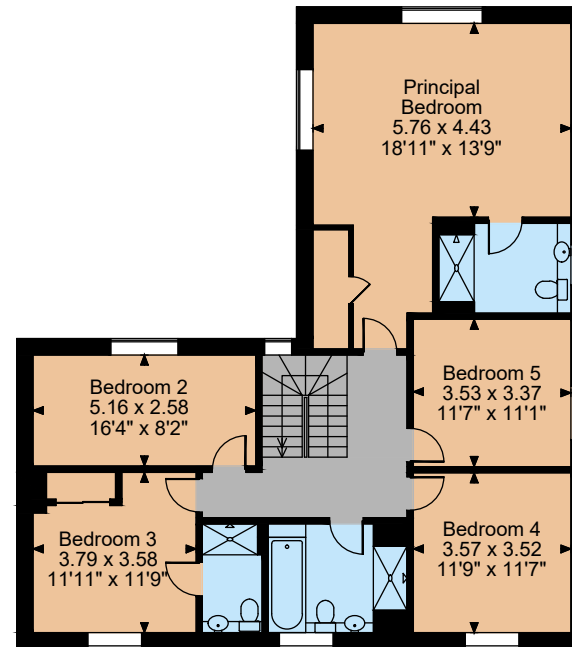
- Kemble Primary School
- Deer Park School, Cirencester
- Beaudesert Park School (Independent)
- Westonbirt School (Independent)







Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,497 sq ft (232 sq m)
Garage internal area 385 sq ft (36 sq m)
Total internal area 2,882 sq ft (268 sq m)
For identification purposes only.

Directions

GL7 6FA

what3words: ///views.retreat.glades

General

Local Authority: Cotswold District Council

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Annual Service Charge: approx. £300.00

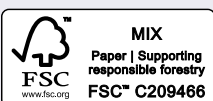
Cirencester

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