

Lime Cottage, High Street, Kempstord, Fairford, Gloucestershire, GL7 4EQ



- Beautifully and thoughtfully refurbished three bedroom semi-detached period cottage
- Generous accommodation
- Central High Street position within a charming Cotswold village
- Spacious dual aspect, open plan sitting and dining room
- Recently installed kitchen with timber units and limestone flooring
- Character features including exposed stone walls, decorative panelling and a beamed ceiling
- Reinstated Cotswold stone inglenook fireplace and engineered oak flooring
- Private garden
- EPC D

Guide Price
£480,000

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Kempsford, Fairford, Gloucestershire, GL7 4EQ

Key Features



3

Bedrooms



1

Bathrooms



1

Receptions

About the property

Occupying a central position on the High Street within this charming Cotswold village, Lime Cottage is a beautifully and thoughtfully refurbished three bedroom semi-detached period home, combining traditional character with generous accommodation, a private terrace and an integral garage.

Built principally of natural stone beneath a pitched Cotswold slate roof, the cottage has been extended to the side and rear. The current owners have carefully redesigned the interiors to reflect the property's origins, using traditional and natural materials to create a warm and welcoming Cotswold home.

The entrance hall features marble flooring, with stairs rising to the first floor and access to a cloakroom incorporating bronze and copper finishes. Traditional cottage doors, decorative panelling and exposed Cotswold stone walls add character throughout. The generously proportioned, dual aspect reception room provides open plan living and dining space, with a substantial beamed ceiling, engineered oak flooring and a reinstated Cotswold stone inglenook fireplace constructed using lime. Glazed doors open onto the private terrace, creating a lovely connection between the interior and outdoor space. A further door leads into the recently installed kitchen, where timber units and limestone flooring complement the cottage's traditional style, with a window to the side providing natural light.

The spacious first floor offers three double bedrooms, two with built-in cupboards, together with a bathroom finished in travertine and marble. High quality wool carpeting upstairs and a stair runner bring further warmth and comfort.

Outside, vehicular access leads to the integral single garage, while gated access opens onto a private tiered garden, providing an inviting setting for outdoor seating and dining.

Amenities

Kempsford is a small village situated on the edge of the Cotswolds in the beautiful Coln Valley. It is in the eastern section of the Cotswold Water Park, an extensive complex of over 100 lakes created from gravel extraction. The George is the local village pub, the Water Park offers a wide range of water and land-based activities and is also nationally recognised as an important conservation and wildlife study area. Kempsford has a thriving community and the Kempsford Church of England Infant and Primary School which has strong ties with Farmor's School at Fairford which is very close by.

Fairford has a comprehensive range of amenities that serve the town and its surrounding area. There is a range of shops in the centre of the town for which there is ample free parking. There is also a regular market every Wednesday. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre and many local clubs and organisations.

Directions - What 3 Words [///bottom.guesswork.awakening](#)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council - Council Tax Band 'E'

what the owner said...

"I have painstakingly designed our home to take it from the 1970s style and materials to something in keeping with the property's origins and Cotswolds cottage style. This includes ensuring the use of traditional and natural materials, reinstalling Cotswolds stone inglenook fireplace using lime, limestone flooring and timber units in kitchen, travertine and marble bathroom, marble flooring entrance way, traditional cottage doors, bronze / copper in downstairs loo, traditional style panelling, exposed Cotswolds stone walls, high quality wool carpet upstairs and runner, engineered oak flooring in open plan living space. This house is now a cosy home."



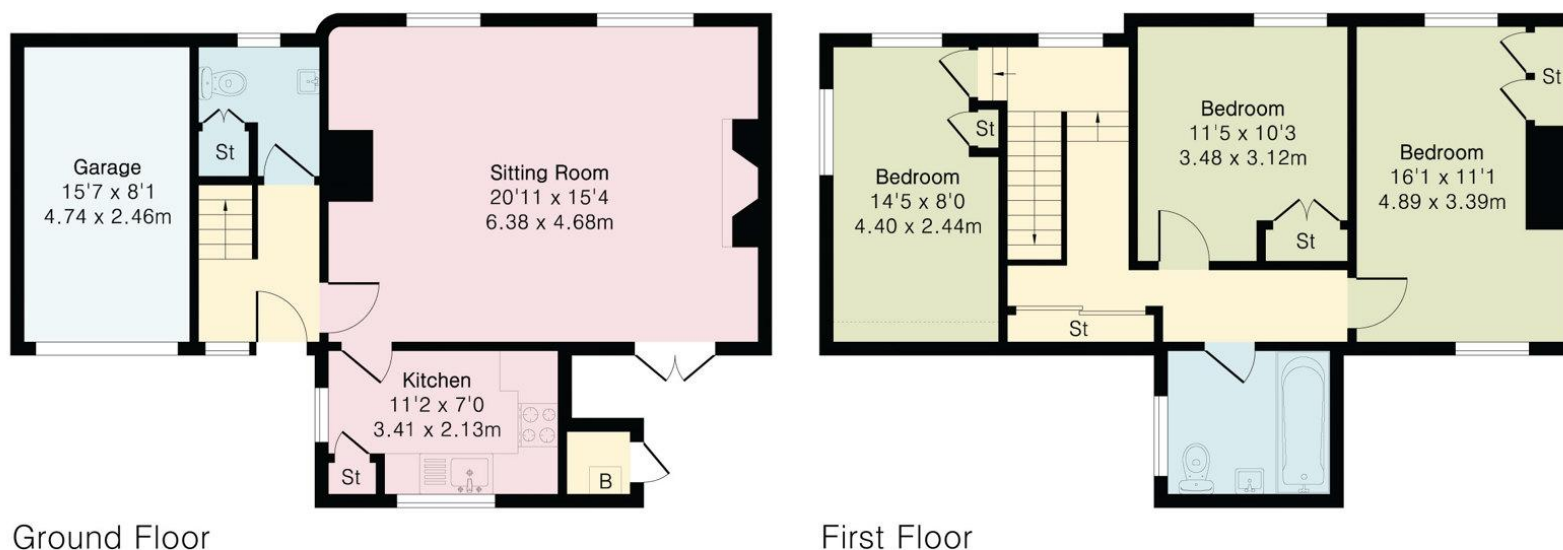




Approximate Gross Internal Area 1221 sq ft - 113 sq m (Including Garage)

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 593 sq ft – 55 sq m



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