

## Happy Land, Ashton Keynes, Swindon, SN6 6PN



Semi-detached family house in sought after village • Four bedrooms • Would benefit from updating • Potential to reconfigure and extend STPP • Generous southerly facing rear garden • Separate sitting & dining rooms • Garden room & workshop • Off street parking & garage • EPC TBC

# Happy Land,

Ashton Keynes, Swindon, SN6 6PN

## Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A spacious four bedroom semi-detached family house with a fabulous large southerly facing rear garden all sitting on the outskirts of the ever-popular village of Ashton Keynes. The property would benefit from updating, but also offers great potential to reconfigure and extend subject the necessary regulations and planning permissions.

The well-proportioned accommodation is arranged over two main floors with the ground floor comprising entrance porch, entrance hall, separate sitting and dining rooms both with open fireplaces, kitchen, garden room, workshop, cloakroom and integral garage.

The first floor offers the four bedrooms and family bathroom. Fixed stairs off one of the bedrooms to an attic room with a dormer window to the rear.

Outside, to the front is off street parking in front of the garage, with side access to the rear. To the rear is a southerly facing garden approximately 300ft x 60ft (not measured).

Solid fuel boiler.

N.B. A planning application is currently under appeal for the proposed extraction and processing of sand and gravel, and associated site and access works at Wheatleys Farm, Ashton Keynes, Swindon, SN6 6NX. (Wiltshire Council Ref: PL/2023/03298)

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001AaRNc/pl202303298?tabset-8903c=2>

## Amenities

Ashton Keynes is an unspoilt Cotswold village with good local facilities including a shop, garage, primary school, public house and church, and the nearby town of Cirencester is a renowned Cotswold market town offering excellent local shops and services. The Village Shop and Pub are owned and run by residents. The active Village Hall, as well as hosting many of the village social events and clubs, is also home to the twice weekly travelling post house, rural cinema, and Nursery School.

Ashton Keynes has its own Cricket, Tennis, Football and Badminton clubs, all with facilities within the village and is home to two choirs, an orchestra and a jazz club as well as many official and un-official groups from WI and wine clubs to investor clubs.

Ashton Keynes is in the heart of the Cotswold Water Park and close to lakes where you can sail, jet-ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes and has become increasingly popular due to the large range of leisure activities on offer. The area has also become a renowned conservation area and several of the lakes are now Sites of Scientific Interest and large numbers of waterfowl breed and winter here.

The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. By-passed by all major roads the village maintains excellent access being two miles from the A417/A419 dual carriageway to the M4/M5. There are mainline rail services to London, Paddington from Swindon (8 miles) or Kemble (4.5 miles).

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

Travel south from Cirencester through Siddington towards Ashton Keynes. After about 4 miles fork left at the junction signposted Cox's Hill/Ashton Keynes village. Continue along the High Road for around 0.4 miles turning left in to Happy Land just after the playing fields and the property can be found on the right hand side.

What 3 Words: ///covenants.familiar.surfacing

## Services & Tenure

The tenure is Freehold. Mains water, drainage, and electricity are connected.

## Local Authority

Wiltshire Council

Council Tax Band: D

## Our reference

CIR/SW/RN/12112024

## We'd love to hear from you

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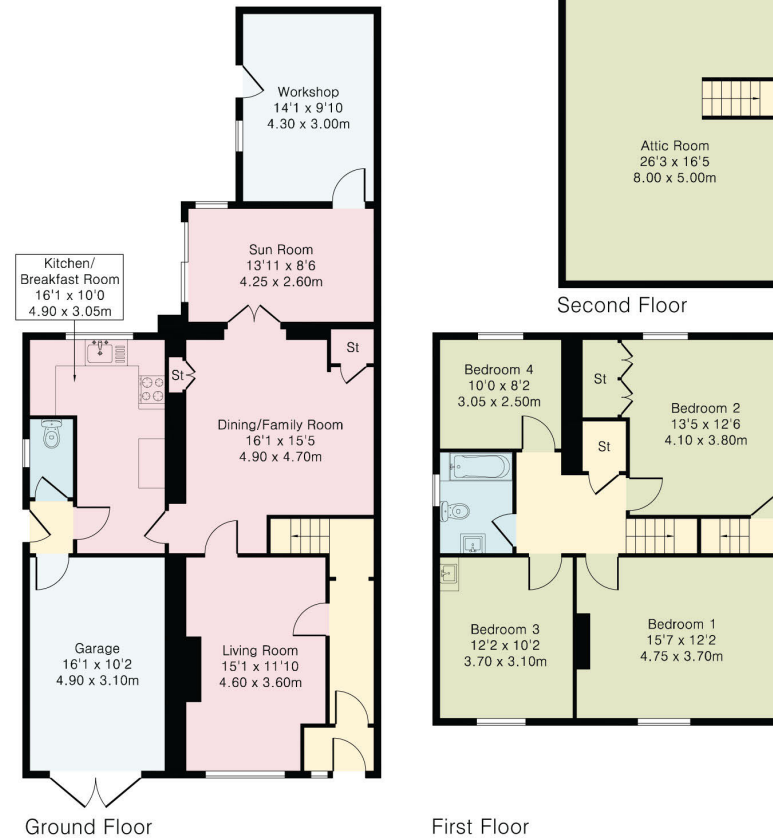


**Approximate Gross Internal Area 2286 sq ft - 212 sq m**

Ground Floor Area 1119 sq ft - 104 sq m

First Floor Area 736 sq ft - 68 sq m

Second Floor Area 431 sq ft - 40 sq m



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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