

**Borrowdale House, Fore Street,**  
Ashton Keynes, Wiltshire, SN6 6NP

Perry Bishop





# Borrowdale House, Fore Street, Ashton Keynes, Wiltshire, SN6 6NP

 4 Bedrooms

 3 Bathrooms

 3 Receptions

## Key Features

- Extended detached family home
- Four Bedrooms
- Modern fitted kitchen dining room and utility area
- Generous sitting room
- Secluded position within popular village
- Private landscaped garden
- Detached garage
- Ample off street parking

Situated in a secluded position within the ever-popular village of Ashton Keynes, Borrowdale House is an extended and immaculately presented and spacious four-bedroom detached family home, benefitting from a detached garage, ample off-street parking and a private rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, small study, generous sitting room opening into a modern fitted kitchen dining room spanning the full width of the property and incorporating a utility area, the ground floor is completed by a further reception room overlooking and opening on to the rear garden with an en-suite shower room, this was added by the current owners as a ground floor bedroom suite for an elder relative.

The first floor offers a spacious landing, the four bedrooms, the large principal bedroom benefits from a recently fitted en-suite bathroom with the other three bedrooms are serviced by a family bathroom with a separate shower cubicle, all the bedrooms are fitted with built-in wardrobes.

Outside, a gated gravel drive provides ample off-street parking and leads to the house and a detached single garage. Gated access leads to the rear, where a private landscaped garden can be found and which also houses a summer house.

## 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.

As the first settlement on the River Thames Ashton Keynes enjoys a very active local community, an "outstanding" Primary School attended by many of the village children.





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).

### 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. At the end of Cox's Hill turn left in to Back Street, the road with bend sharply to the right and turn into Kent End, take the next right turn in to Fore Street and the property can be found around 50 yards along Fore Street on the right, tucked off the road via a drive.

### Services & Tenure

The Tenure is Freehold

### Local Authority

Wiltshire Council

Ref: CIR/SW/KW/24032022













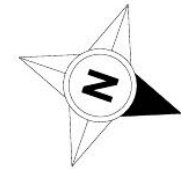
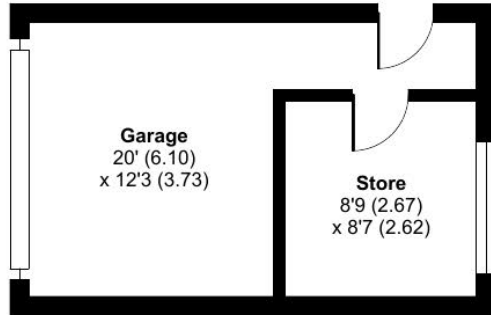




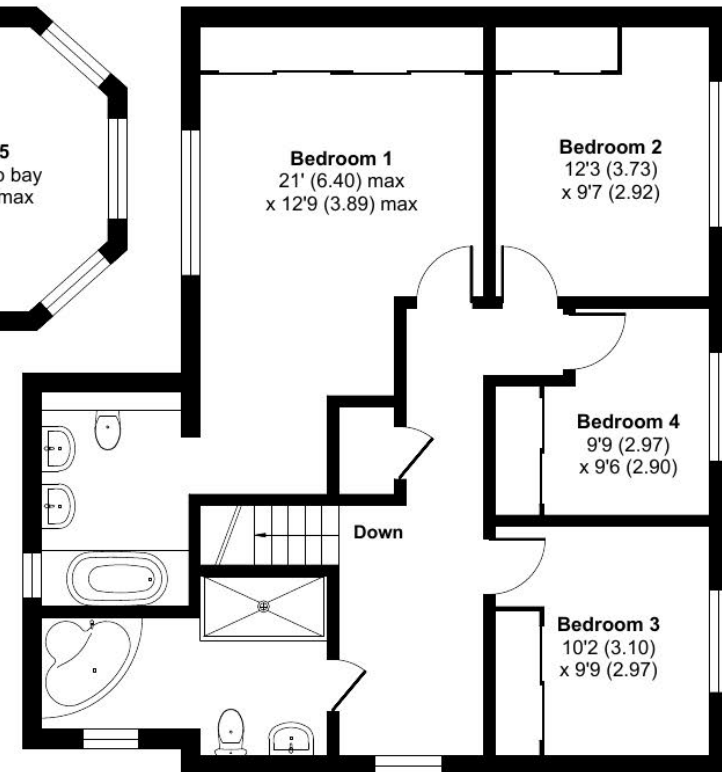
# Fore Street, Ashton Keynes, Swindon, SN6

Approximate Area = 2187 sq ft / 203 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2022. Produced for Perry Bishop & Chambers. REF: 826443







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