

## Horton House, Gosditch, Ashton Keynes, Swindon, Wiltshire, SN6 6NZ



Attractive individual family detached home • Three bedrooms • Sitting room and conservatory • Utility area • Gardens and ample parking • Village location • No onward chain • EPC D

# Horton House,

Gosditch, Ashton Keynes, Swindon, Wiltshire, SN6 6NZ

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

An individually built three-bedroom detached family home nestling in the ever-popular village of Ashton Keynes and is well placed to be close to a wide range of amenities, facilities, and some beautiful countryside walks.

This attractive home was built in the early 1990s and has accommodation over two floors. It is approached into an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room has a stone fireplace with a fitted wood burner and double doors leading into the conservatory. The kitchen also has a fitted wood burner along with a range of wall and base units and leads through to the utility room where there is a door to the outside.

At first floor level, the landing leads to three bedrooms and the main family bathroom which has a separate shower cubicle and bath.

Outside, the property is approached via a 5 bar timber gate where there is a gravel parking and turning area. There is a small lawn area to the front with flower/shrub borders. To the rear of the property, there is a patio area offering a place to sit and relax. The garden extends to the side of the property giving ample room for extension, if required and subject to the relevant building consents, or to use for relaxation or entertaining.

## Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms

- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

## Amenities

Ashton Keynes is an unspoilt Cotswold village with good local facilities including a shop, post office, 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 larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. Road connections are excellent with the village 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).

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.

## Directions

Enter Ashton Keynes along the Spine Road East, the A4696 At the junction bear left. Follow the bend of the road round to the right. Continue past the Church and take your next left into Gosditch. The property can be found on your right hand side just before the post box in the wall.

## Services & Tenure

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

## Local Authority

Wiltshire Council

Council Tax Band: E

## Our reference

CIR/JC/RN/08022024

## We'd love to hear from you

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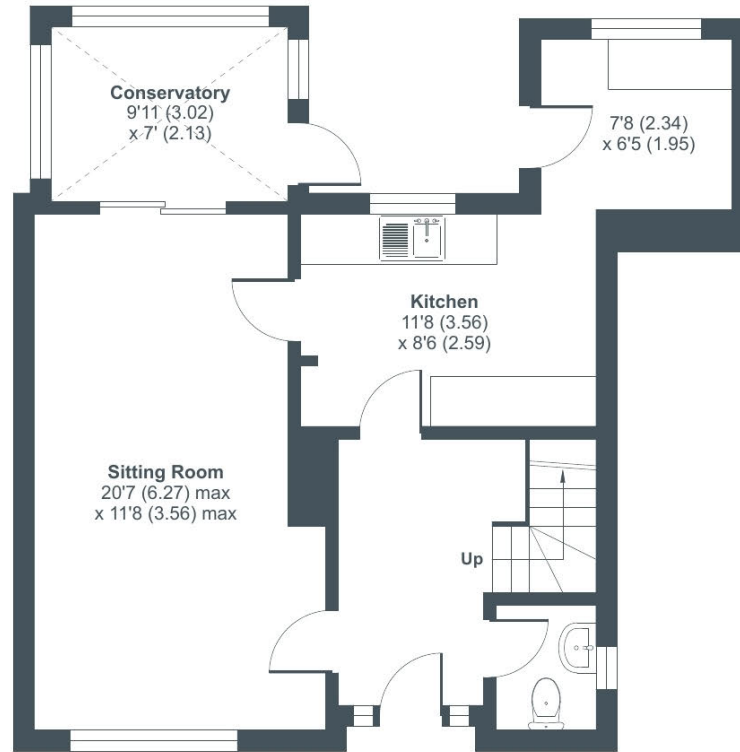
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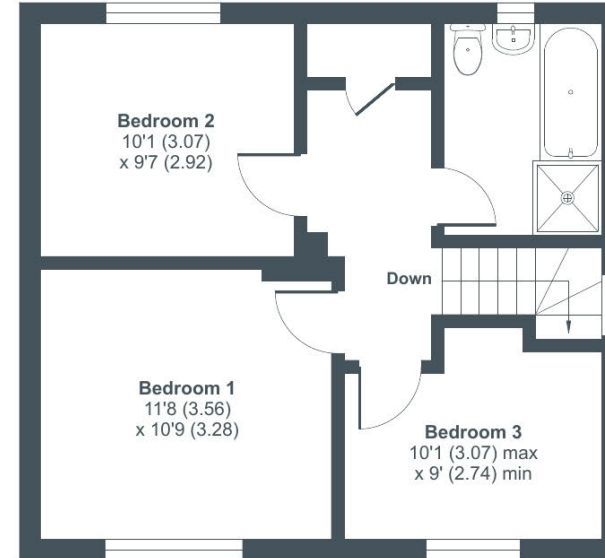
# Gosditch, Swindon, SN6

Approximate Area = 1052 sq ft / 97.7 sq m

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). © nchecon 2024. Produced for Perry Bishop. REF: 1081342



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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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