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PROPERTY MADE PERSONAL



Willow Bank, High Road, Ashton Keynes, Swindon, Wiltshire, SN6 6NX

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Beautiful five bedroom detached home
- Backing onto farmland
- Three generous reception rooms
- Kitchen/breakfast room, utility and cloakroom
- Most pleasant private village setting
- Driveway parking and sizeable double garage
- EPC: TBC

About the property

An attractive five bedroom detached family home enjoying open views over the adjacent farmland to the rear. Nestling in the ever-popular and highly regarded village of Ashton Keynes, the property is well placed, close to a wide range of amenities, facilities and some delightful countryside walks.

This delightful home offers light and airy flexible accommodation over two floors and briefly comprises of an entrance porch which leads into the entrance hall where there are stairs to the first floor and a door to the cloakroom. There is a very useful family room which could be used as a playroom or a cinema room, as desired. There is a separate dining room and the sitting room has an attractive fireplace and patio doors leading out into the garden. The kitchen/breakfast room has a generous range of wall and base units with working surfaces over, integral appliances, ample room for a table, views over the farmland and a door leading into the utility room which in turn has a door to the side.

At first floor level, the landing leads to the five bedrooms with the principal bedroom having the added benefit of a

dressing area and an en-suite shower room. The second bedroom also has the luxury of an en-suite shower room. The principal bathroom has a white suite with a bath, a separate shower cubicle, wash hand basin, and WC.

Outside, the property is approached via a sweeping gravel driveway where there is ample parking and leads to the attached sizeable double garage with twin up and over doors. The front garden is predominantly laid to lawn with a pedestrian side gate leading to the rear garden which is well enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders and a paved patio offering a place to sit, relax or entertain.

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).

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

From Cirencester proceed through Siddington following into Ashton Keynes. On the outskirts of the village turn left into Cox's Hill, follow into the village and at the T junction continue straight over into the High Road. Go past the village shop and the property can be found after a 100 yards on your right hand side.

What 3 Words: [///cliff.agency.renew](https://www.what3words.com/lookup/@@@cliff.agency.renew)

Services & Tenure

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

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

CIR/JC/RN/24102024

We'd love to hear from you

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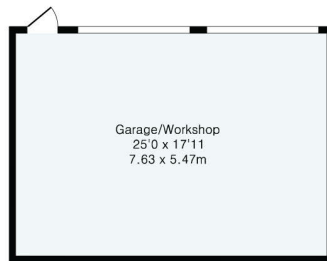


Approximate Gross Internal Area 2886 sq ft - 268 sq m

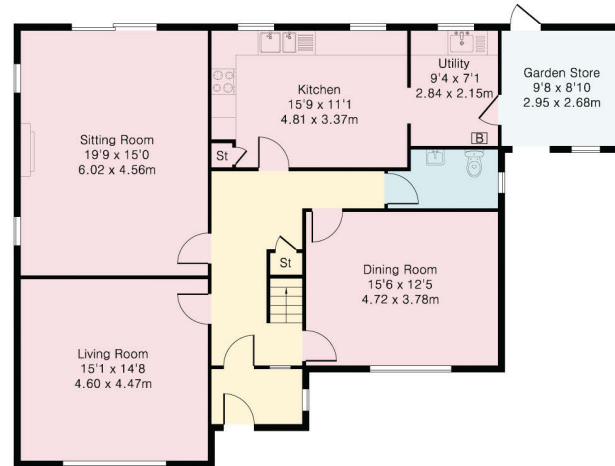
Ground Floor Area 1283 sq ft – 119 sq m

First Floor Area 1154 sq ft – 107 sq m

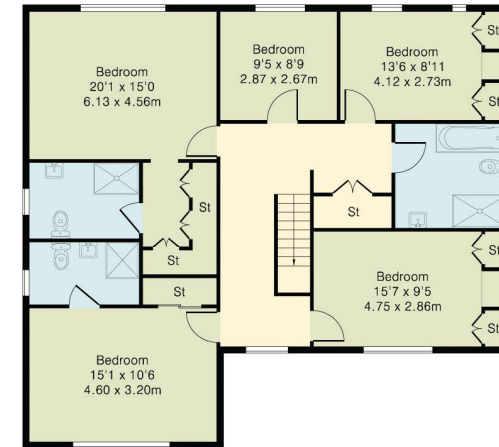
Garage Area 449 sq ft – 42 sq m



Garage



Ground Floor



First Floor

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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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