

# PerryBishop

PROPERTY MADE PERSONAL



Gosditch, Ashton Keynes, SN6 6NZ



## Gosditch, Ashton Keynes, SN6 6NZ

### Key Features



6  
Bedrooms



3  
Bathrooms



3  
Receptions

- Large detached period house in village setting
- Just over 3000 sq. ft in total
- Very impressive 64ft open kitchen / breakfast and family room
- Utility rooms
- Impressive approach with landscaping
- Gated driveway
- Large gardens in the region of 0.63 acre
- Video available on request

### About the property

A beautiful detached period house very nicely situated in a quiet setting within a well-regarded and popular Cotswold village.

The property has been beautifully reconfigured and extended to provide an impressive detached period home with many attractive features.

The property is Grade II Listed, and amounts to circa 3,000 sq ft of accommodation with an excellent layout and has been refurbished and converted to an excellent standard and is beautifully presented.

Approached into an entrance hall, there is an adjacent cloakroom with stone basin and contemporary suite. The sitting room has an open fireplace and French doors to the garden. There is a large separate dining room with French doors to the front and an impressive fireplace. The open plan contemporary kitchen is a vast and beautifully designed room, measuring 64ft long by nearly 15ft wide, with granite work surfaces and zoned into three areas, being a kitchen,

breakfast area and family room and two pairs of French doors onto the private and landscaped front garden.

A rear lobby leads through to a ground floor en-suite double guest bedroom with a lovely en-suite contemporary shower room. There is also a pair of utility rooms that overall measure 20ft by 16ft.

At first floor level the master bedroom has an oak floor and en-suite shower room. There is a further large dual aspect double bedroom, two additional bedrooms and an attractive contemporary shower room on this floor, and there is a large attic room conversion that provides a further characterful bedroom.

The property is very attractively approached over an extensive gated driveway with turning area and garage to the front. There are large beautifully landscaped gardens with a central entrance path and water feature pond.

The rear garden is large, predominantly lawned with a patio terrace and the plot is partially enclosed by impressive dry stone walling.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### 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

From our office in Silver Street, Cirencester turn right into Castle Street then left into Sheep Street. Continue onto Somerford Road and follow for approx 0.7 miles. Turn right onto Spratsgate land for approx 1.5 miles. Turn left at junction to Ashton Keynes.

Turn left into Cocks Hill into Ashton Keynes and at the junction as you enter the village turn right into Gosditch, go past the school on the right and No 15 is almost at the end of the road on the left.

What3Words /// modes.covertly.freezers

#### Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected.

#### Local Authority

Wiltshire District Council.

Council Tax Band F.

#### Our reference

CIR/TJ/CDH/25062025

#### We'd love to hear from you

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Approximate Area = 298.7 sq.m / 3215 sq.ft  
Limited Use Area (S) 6.4 sq.m / 69 sq.ft  
Total = 305.1 sq.m / 3284 sq. ft







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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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