

High Road, Ashton Keynes, Wiltshire, SN6 6NL



- In need of updating throughout
- Substantial detached Grade II Listed home
- Four bedrooms
- Kitchen dining room & two reception rooms
- Off street parking and large garage
- EPC EPC Exempt

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Ashton Keynes, Wiltshire, SN6 6NL

Key Features



About the property

Situated in the heart of the much sought after village of Ashton Keynes is this substantial and attractive 18th century Grade II Listed, four bedroom detached family benefitting from off street parking, large garage and courtyard rear garden.

The property is in need of updating throughout but offers the potential to extend and reconfigure subject to the necessary permissions and regulations.

The accommodation is arranged over three floors, including attic, with the ground floor comprising dual aspect kitchen dining room, sitting room, a further reception room (formerly a shop) and a rear porch. The first floor offers the four bedrooms and bathroom. A staircase off the third bedroom leads to a large loft space spanning the width of the house.

Outside, the property is accessed over a bridge spanning the River Thames, onto a drive, of which the neighbouring property has a right of way over. To the rear is a westerly facing courtyard and a detached Cotswold stone garage/outbuilding.

NB - please be aware that the property's central heating boiler has been condemned, so there is not a functioning system in place.

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 is 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).

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.

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 continue along the High Road and the property can be found on the right hand side just before the turning in to Gosditch and opposite the White Horse Inn.

Services & Tenure

Tenure - Freehold
Electricity – Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Oil

Local Authority

Wiltshire Council
Council tax Band - F

Our reference

CIR250025
14th October 2025







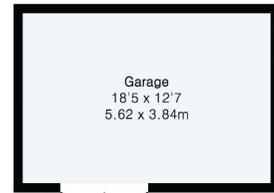
**Approximate Gross Internal Area 2516 sq ft - 234 sq m
(Excluding Garage)**

Ground Floor Area 858 sq ft – 80 sq m

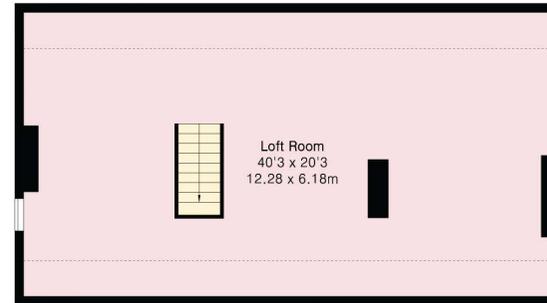
First Floor Area 829 sq ft – 77 sq m

Second Floor Area 829 sq ft – 77 sq m

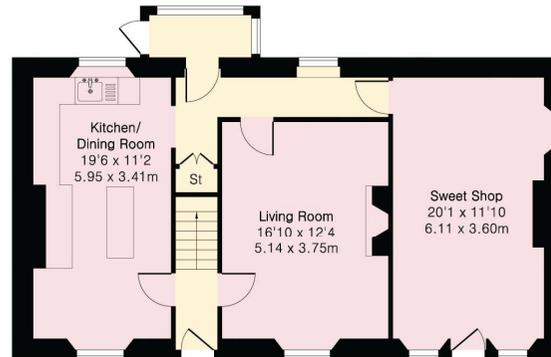
Garage Area 232 sq ft – 22 sq m



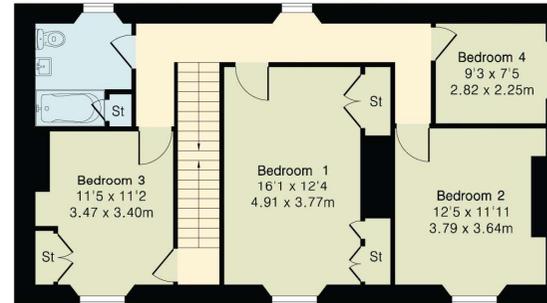
Garage



Second Floor



Ground Floor



First Floor

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