

Kent End, Ashton Keynes, Swindon, SN6 6PU



Modern detached family home • Four bedrooms • Kitchen dining room • Dual aspect sitting room • Utility room and cloakroom • Generous garden • Garage and off street parking • NO ONWARD CHAIN • EPC C

Kent End,

Ashton Keynes, Swindon, SN6 6PU

Key Features



4
Bedrooms



3
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain is this modern (2015), four bedroom detached family home situated within the popular village of Ashton Keynes. The property benefits from ample off street parking, detached garage and large private and enclosed rear garden, off street parking and garage. The accommodation is arranged over three floors with the ground floor, which has natural stone tiles throughout, comprising entrance hall, utility room, cloakroom, dual aspect sitting room with wood burning stove and which opens out to the rear garden, and a modern fitted kitchen dining room also opening out to the rear garden. The first floor offers three bedrooms, one benefitting from an en suite with the other two bedrooms serviced by a family bathroom. An enclosed landing has stairs leading to the second floor and the principal bedroom with en suite bathroom.

Outside, to the front, is a gravelled drive providing ample parking and leads to the detached garage. Gated access is offered to both sides of the house leading to the generous rear garden, mainly laid to lawn with patio area and a useful garden shed. There is also a stream running through the bottom of the garden.

The property is warmed by an energy efficient air source heating system with underfloor heating to the ground floor and double glazed windows.

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, 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.

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 unofficial 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 four 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 will bend sharply to the right and turn into Kent End. The house can be found on the left hand side, two properties in from Rixon Gate.

What3Words: ///ferried.slim.stapled

Services & Tenure

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

Local Authority

Wiltshire Council

Council Tax Band F

Our reference

CIR/SW/KF/27062025

We'd love to hear from you

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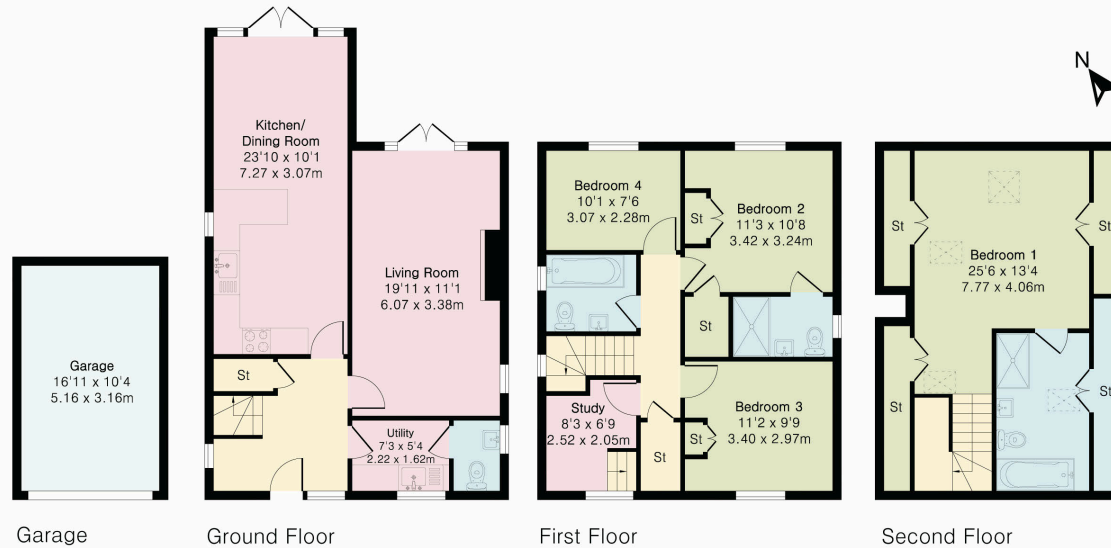
**Approximate Gross Internal Area 1524 sq ft - 141 sq m
(Excluding Garage)**

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 498 sq ft – 46 sq m

Second Floor Area 411 sq ft – 38 sq m

Garage Area 175 sq ft – 16 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

