

PerryBishop

PROPERTY MADE PERSONAL



Ashton Keynes, Wiltshire, SN6 6PP

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Key Features



5

Bedrooms



2

Bathrooms



3

Receptions

- Detached family home
- Separate sitting, dining & breakfast family rooms
- Modern fitted kitchen
- Utility room & cloakroom
- Two bathrooms
- Integral garage & off street parking
- Private rear garden
- Sought after village of Ashton Keynes

About the property

Situated in a quiet cul-de-sac in the ever popular village of Ashton Keynes is this extended five bedroom detached family, benefitting from off street parking, integral garage and a secluded private rear garden.

Accommodation is arranged over two floors, with ground floor comprising entrance hall, cloakroom, sitting room, dining room, kitchen, breakfast room, utility room and integral garage. While the first floor provides the five bedrooms and two bathrooms.

Outside, to the front is a sizeable front lawned garden with driveway parking leading up to the garage, gated side access leads to a well sized rear garden mainly laid to lawn with patio areas.

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 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).

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. On entering the village turn left onto Back Street and Richmond Court will be found a short way down on the right hand side.

What3Words /// notifying.brass.testy

Services & Tenure

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

Local Authority

Wiltshire District Council.

Council Tax Band F.

Our reference

CIR/SW/CDH/11092025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

This has been a wonderful family home for us over the last 32 years; it allowed us to bring our children up in a very attractive and friendly village served by an excellent school.



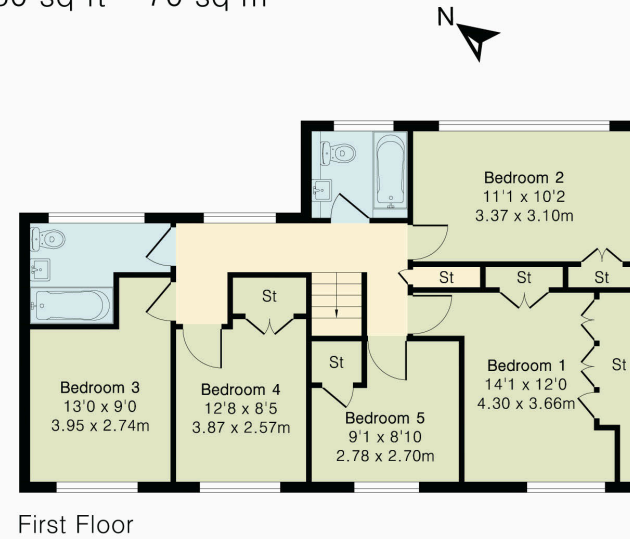
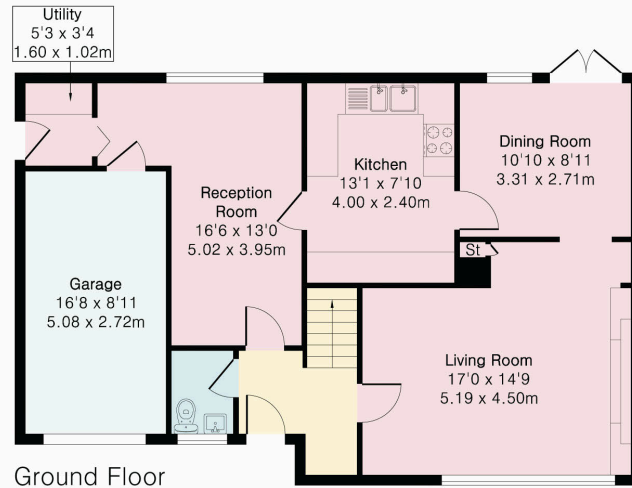




**Approximate Gross Internal Area 1657 sq ft - 154 sq m
(Including Garage)**

Ground Floor Area 907 sq ft – 84 sq m

First Floor Area 750 sq ft – 70 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.

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