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PROPERTY MADE PERSONAL



Rixon Gate Ashton Keynes, Swindon, Wiltshire, SN6 6PH

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- Sold with no onward chain
- Four Double Bedrooms
- Two Bathrooms
- Farmhouse-style handmade kitchen
- Dual aspect sitting room with log burner
- Separate snug and office
- Wraparound garden in a corner plot

About the property

Lavender House is a beautifully presented four-bedroom detached family home, ideally situated in the sought-after village of Ashton Keynes.

Upon entering, you are welcomed by a spacious hallway with ample room for coats and plenty of storage. This leads through to a charming farmhouse-style kitchen, hand-built and featuring a range cooker along with bespoke larder units with french doors out into the garden. From the kitchen, there is a convenient utility space with rear access.

The ground floor also offers a versatile layout, including a bright playroom with dual-aspect views to the front of the property, which flows into a home office overlooking the rear garden. A generous and sun-filled sitting room completes the ground floor, featuring a log burner and dual-aspect windows that make the most of the wraparound garden.

Upstairs, there are four spacious double bedrooms, all well-proportioned and enjoying pleasant views over the sunny rear garden. A family bathroom serves this level, complete with both a separate bath and a shower cubicle. Additionally, there is a ground floor WC with a shower.

Externally, the property sits on an attractive corner plot, offering a variety of outdoor spaces to enjoy. The wraparound garden includes a pergola, creating an ideal setting for relaxation or entertaining.

There is also planning permission in place (valid until December 2026) for the construction of a double garage with room above under planning reference PL/2023/08939 with Wiltshire Planning department.

Overall, Lavender House is superbly positioned to provide flexible and comfortable family living in a delightful village setting.

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 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 turn left in to Back Street, the road with bend sharply to the right and turn into Kent End. At the end of Kent End found immediately on the right hand side just before the turning onto Rixon Gate.

What 3 Words [///watching.rebirth.craftsman](https://www.what3words.com/watching.rebirth.craftsman)

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

CIR260210
13th May 2026

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

The house and the village have given us an amazing 23 years, it's been the best home we could have wished for, for ourselves and our children as they've grown up.





Approximate Gross Internal Area 1620 sq ft - 150 sq m

Ground Floor Area 951 sq ft – 88 sq m

First Floor Area 669 sq ft – 62 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

