

10 RIXON GATE

ASHTON KEYNES, WILTSHIRE



MOORE & ALLEN
— & INNOCENT —

10 RIXON GATE
ASHTON KEYNES
SWINDON
WILTSHIRE
SN6 6QW

A fabulous semi-rural home with charming gardens, self-contained home office and delightful rear views over private fishing lakes.

- Semi-detached house in all 2,150 sq ft
- Greatly improved and beautifully presented
- Four bedrooms
- Open plan Kitchen
- Delightful garden room
- Separate home office
- Garaging
- Established gardens and ample parking

GUIDE PRICE
£570,000
FREEHOLD



LOCATION

Ashton Keynes is a thriving village located about seven miles to the south of Cirencester set within the Cotswold Water Park. The village offers a good range of daily amenities to include a community shop, public house, popular primary school, village hall and playing fields. There is an abundance of community organisations.

Further information on the village can be found on www.ashtonkeynes.org.uk

Cirencester, the 'Capital of the Cotswolds' offers a greater choice of amenities to include education at all levels, a variety of supermarkets, cottage hospital and recreational centre.

PROPERTY INFORMATION

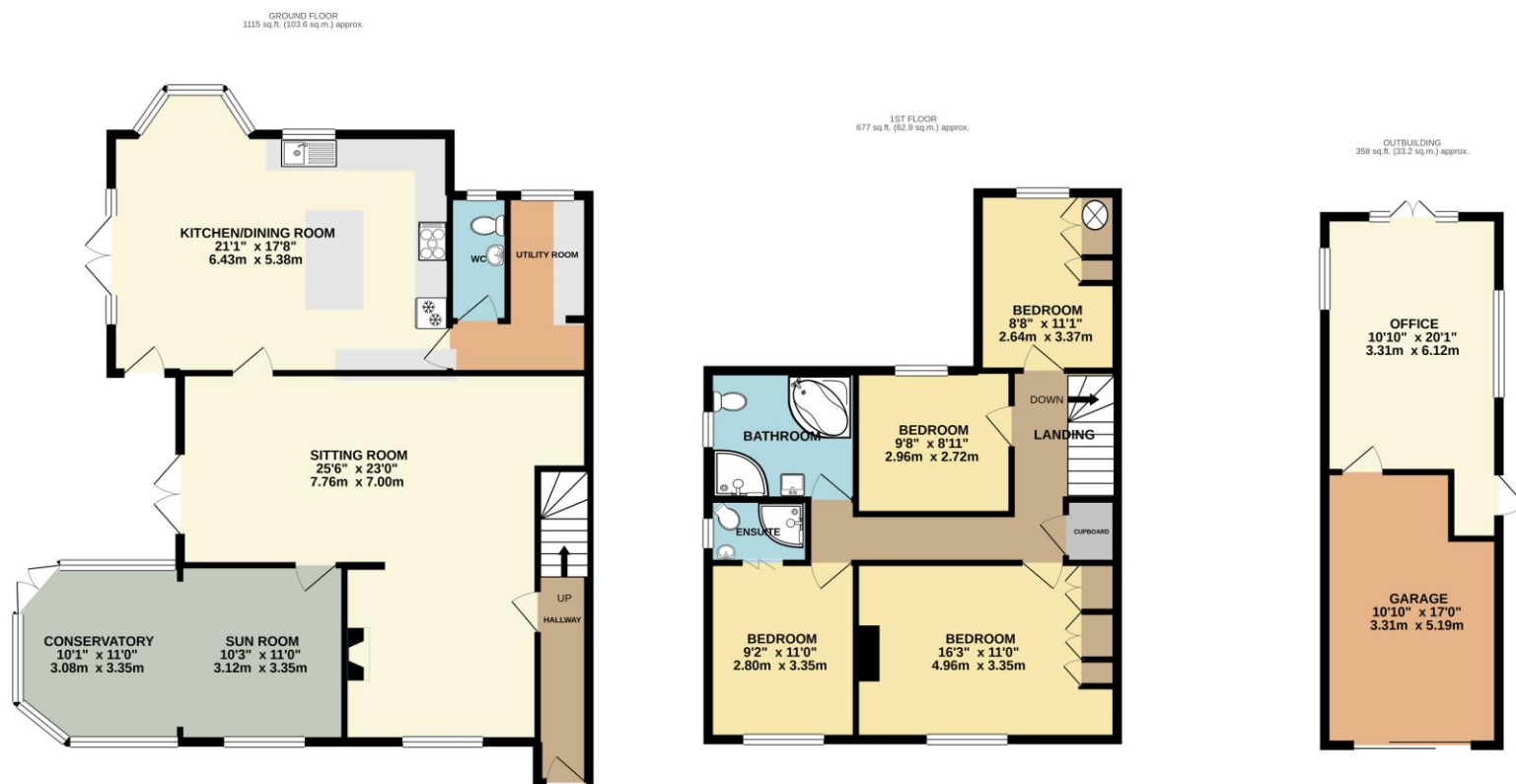
10 Rixon Gate occupies a semi-rural position on the outskirts of the village. It comprises a semi-detached mature house of traditional brick and rendered elevations that has undergone a sympathetic extension to accommodate a splendid open plan kitchen addressing modern day living. The property is beautifully presented and offers an extensive 'L' shaped sitting room, garden room with access onto the patio, fabulous fitted kitchen with island and ample space for dining. Separate utility and cloakroom.

To the first floor the house offers four bedrooms, the master with en suite and family bathroom.

The property has good frontage with established gardens, vehicular gates leads onto the driveway and single garage. Located adjacent to the rear of the garage lies the HOME OFFICE, a versatile space that could further be expanded to incorporate the garage if a self-contained annex is preferred.

The gardens are well-tended with a variety of paved terrace catching the sun throughout the day, lawns with many mature trees and heavily planted borders.

10 Rixon Gate enjoys views to the rear across a private fishing lake. Its semi-rural location afford tranquility yet within a short distance from the much sought-after village of Ashton Keynes. A viewing is highly recommended.



TOTAL FLOOR AREA : 1792sq.ft. (166.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

10 Rixon Gate is freehold offering vacant possession upon completion. It is connected to mains electricity, oil fired heating, private drainage and water supply.

Council Tax band 'E' charges 2020/21 £2,365.
EPC band 'E'.

Local authority – Wiltshire County Council
0300 4560109.

Viewing by appointment (01285) 648100

DIRECTIONS

Leave Cirencester to the south on the A419 (Swindon direction). Leave at the first junction signpost to Ashton Keynes. Proceed along the spine road for about 2 miles turning left into Friday Hams Lane. Continue along this road heading towards the village of Ashton Keynes, 10 Rixon Gate will be seen on your right. There is a 'For Sale' board at the property.



DISCLAIMER

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33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk

