

**Kent End Field,**  
Ashton Keynes, SN6 6FB



Four double bedrooms | Lovely reception hall and cloakroom  
Dual aspect sitting room | Spacious dining room  
Study | EPC C

**£585,000**

# Kent End Field, Ashton Keynes, SN6 6FB



4 Bedrooms



3 Bathrooms



3 Receptions

A very nicely presented and impressive four bedroom detached family home, very attractively located in a cul-de-sac setting, within a very small bespoke development built by Lumley Robinson.

The property is attractively built with natural stone elevations and a slate tiled roof. The accommodation is approached into an entrance porch with cloakroom and through to an attractive reception hall. The sitting room is a dual aspect room with oak flooring and French doors to the private garden. There is a spacious separate dining room again with French doors onto the garden, and a study is also dual aspect, and is a good size and could provide a snug.

The kitchen/breakfast room is a very nicely fitted well-proportioned room, which measures nearly 18ft by 13ft maximum, is dual aspect, has an attractive range of units with dark granite work surfaces, integrated appliances to include a double oven, hob, dishwasher and integrated fridge/freezer and space for a large table. There is also a stone tiled floor that leads through into a utility room that provides a door into the garden.

At first floor level the master bedroom is a very light and spacious

room with built-in full width wardrobes, wood floor and an en-suite shower room. The second bedroom/guest room is also en-suite and there are two further well-proportioned bedrooms and a family bathroom.

The property is approached over an extensive driveway leading to a detached double garage and there are very well maintained gardens, and at the rear are private and enclosed with a patio, lawned area and close-board panel fencing.

The house benefits from oil-fired central heating to radiators upstairs, and underfloor heating to the ground floor, and attractive cream UPVC windows and doors that complement their natural stone elevations.

## Amenities

Ashton Keynes is an unspoilt Cotswold village with good local facilities including a shop, post office, 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 larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting







distance. Road connections are excellent with the village 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).

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.

#### **Directions**

From our office in Cirencester turn right onto Castle Street bear left onto Sheep Street and bear right to the ring road and at the main roundabout turn left and at the next roundabout turn right at the mini roundabout turn left into Bridge Road leaving Cirencester, follow through Siddington into Ashton Keynes turning left into the village into Coxs Hill. At the T-junction turn left and then take the first left into Fore Street and at the next T-junction turn right and Kent End Field will be found on the left hand side.

#### **Services & Tenure**

We believe the property is served by mains electricity, oil fired boiler, water and drainage. The vendor informs us that the Tenure is Freehold. There is a charge of £15 a month for the 4 residents in the close to cover grass cutting, communal areas and public liability insurance. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

#### **Local Authority**

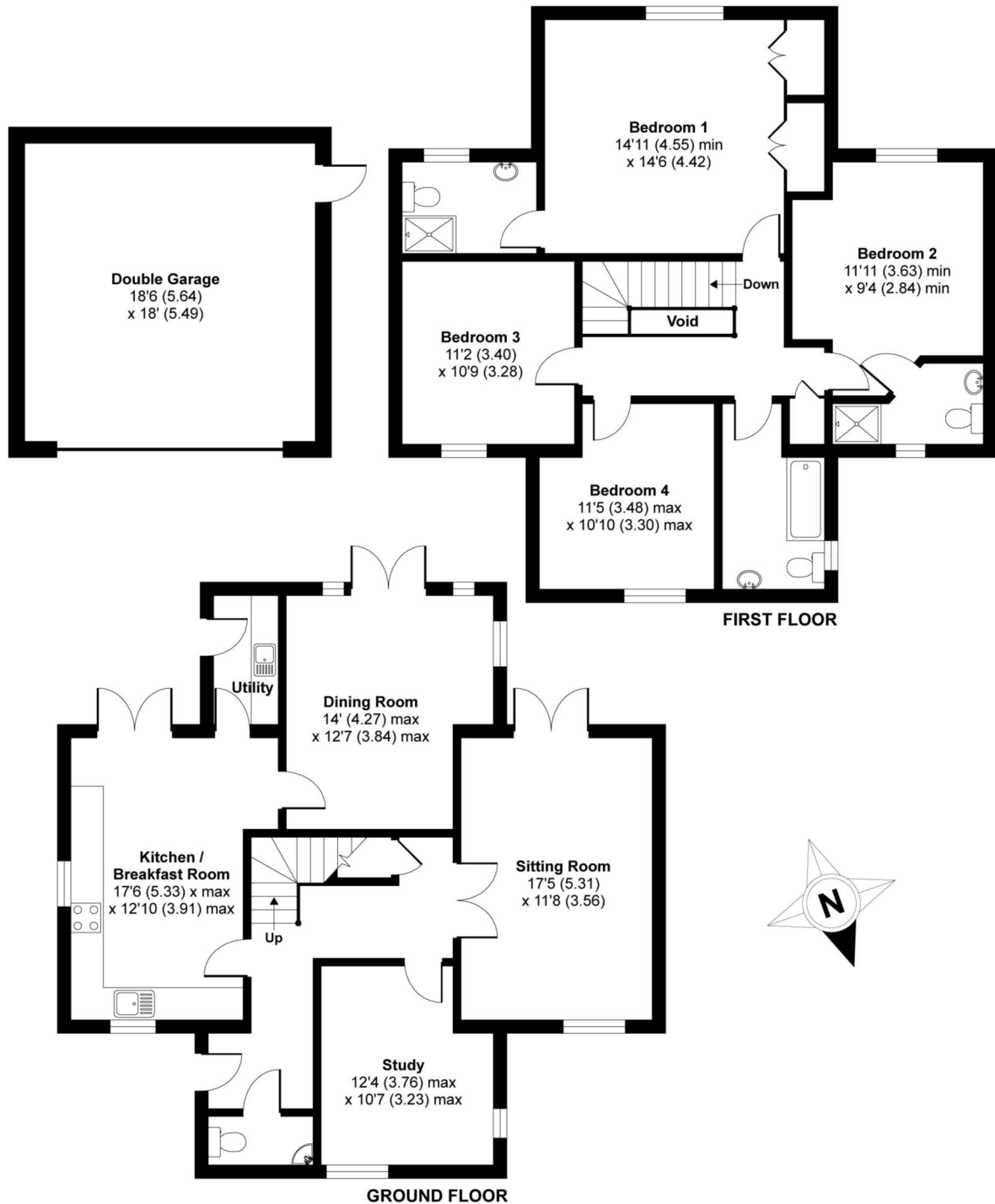
Wiltshire District Council

Ref: CIR3873/MM/71025061



# Kent End Field, Ashton Keynes, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 2208 SQ FT 205.1 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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