

Perry Bishop
and Chambers

the agent who keeps you informed

High Road,
Ashton Keynes, SN6 6NX



Detached Cotswold style stone house | Four double bedrooms
Expansive kitchen/diner | Sitting room with wood burning stove
Large conservatory which opens onto the garden | EPC D

£675,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

High Road, Ashton Keynes, SN6 6NX



4 Bedrooms



2 Bathrooms



3 Receptions

The quintessential Cotswold dream is personified in Foxgloves, a honeyed stone family home in the well regarded village of Ashton Keynes, within walking distance of the popular local pub, village shop, playing fields and a recognised village school.

This charming property has grown around the current family, transforming from a three bedroom house to a spacious family home, providing plenty of downstairs living with expansive accommodation upstairs.

The accommodation is approached into an entrance hall with stairs rising to the first floor. The dual aspect sitting room is spacious and features a stone fireplace with a wood burning stove. A second reception room is currently being used as a home office/playroom but could be used as a more formal dining room.

The kitchen diner family room has been beautifully coordinated to provide modern living, the kitchen has a range of base and wall units and integrated appliances, a useful breakfast bar and space for a dining tables, chairs and a sofa. Off the kitchen is a large utility room with space for appliances and internal door into the garage.

The garage has room for storage and a set of steps lead to an attic space above. This is fully boarded and could be made into a room with the addition of windows. The conservatory at the rear overlooks the garden and offers the potential to incorporate it into the kitchen/diner.

Upstairs the dual aspect Master bedroom is an expansive room with built in wardrobes and an en-suite shower room. There is a further bedroom on this floor and a superb bathroom with a stand-alone bath and separate shower, on the second floor are two further bedrooms.



Outside the property is accessed through a five bar gate, having ample parking and a single garage, mature borders and access to the rear of the property. The garden at the rear is mainly laid to lawn with a raised patio area and mature shrubs and borders.

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, proceed to Siddington and continue from Siddington to Ashton Keynes. As you approach the outskirts of the village turn left into Cox's Hill, follow the road into the village and at the White Hart Inn go straight over, following the road past the playing fields and past the turning for Happyland. Foxgloves is the first house on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, oil, water and drainage. The vendor informs us that the Tenure is Freehold. 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: Ref: CIR4024/MM/81021062

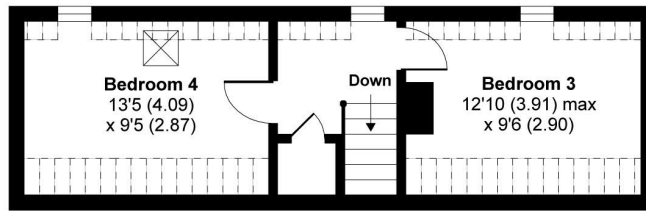




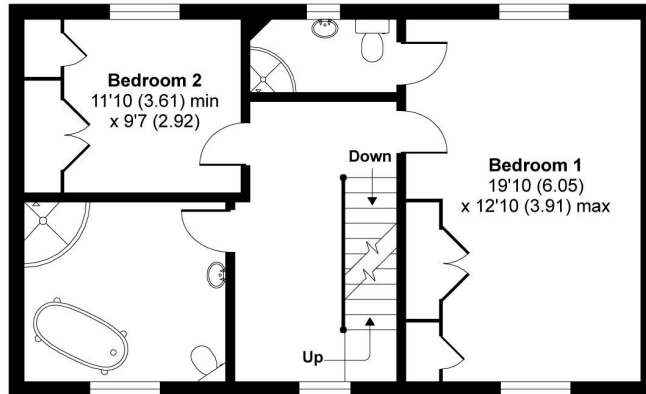


High Road, Ashton Keynes, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 2403 SQ FT 223.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



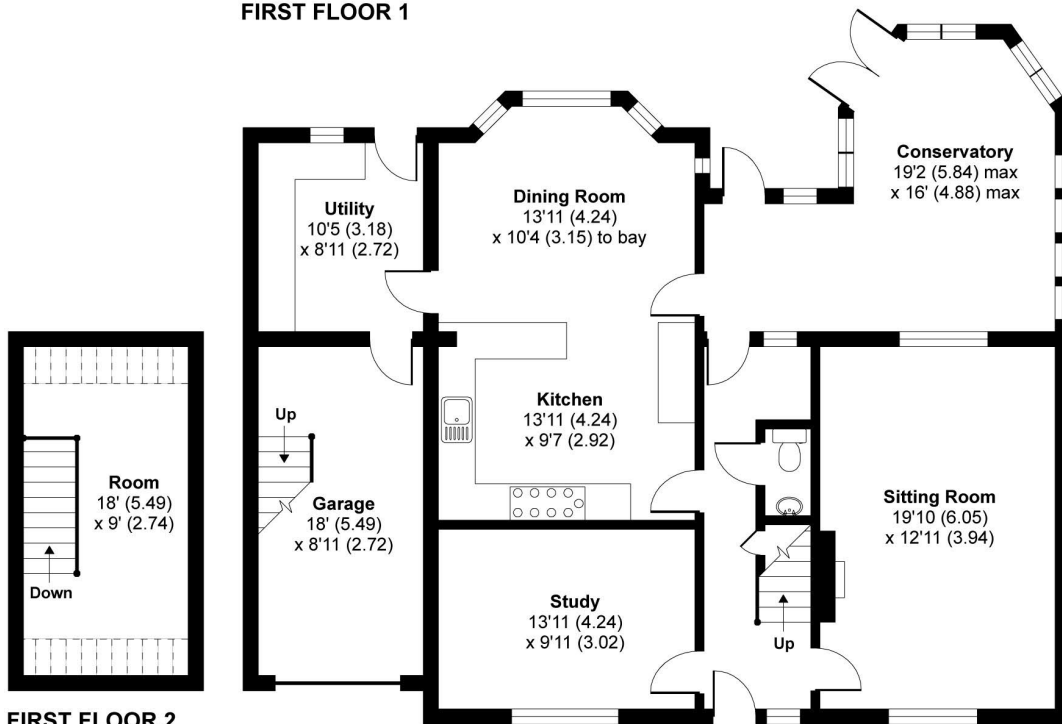
SECOND FLOOR



Denotes restricted head height



FIRST FLOOR 1



FIRST FLOOR 2

GROUND FLOOR

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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