

23 Eastfield, Ashton Keynes, Swindon, Wiltshire, SN6 6PR

Detached Modern Home
Substantial Family Sized
Accommodation
Desirable Village Location
5 Bedrooms, 2 Bathrooms
3 Reception Rooms
Plus Conservatory & Home Office
Double Garage & Ample Parking
Good Sized Rear Garden
No Onward Chain

Approximately 2,353 sq ft

‘An excellent family home set in the heart of this community driven village’



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4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £750,000



The Property

23 Eastfield is a substantial detached family home occupying a large corner plot position in the very heart of the desirable village of Ashton Keynes. The property is well placed within level walking distance to many amenities including the village shop, pub and primary school. The generous accommodation offers ample space for modern family living extending in all to 2,353 sq.ft. arranged over two floors.

The versatile ground floor comprises three reception rooms, a home office, conservatory, and kitchen/breakfast room. The stylish kitchen is well-fitted with cream gloss units, a breakfast bar and is open plan to the matching utility room. The dual-aspect living room features a wood burning stove and patio doors to the garden. The spacious accommodation continues on the first floor to include five bedrooms. The excellent principal bedroom

boasts plenty of built-in storage alongside a modern en-suite shower room. The family bathroom is well-fitted with both a bath and shower unit.

The property benefits from a great deal of storage with two integral garages interconnecting and a further useful storeroom located off the conservatory. There is private off-road parking for several vehicles in front of the garages whilst there is a further driveway within the garden accessed through double timber gates. The rear garden is an excellent addition, laid mostly to lawn and fully enclosed. The vibrant borders are well-stocked with shrubs and flowers adjacent to a feature pond and patio terrace.

The property is available with no onward chain.

Situation

Ashton Keynes is a highly desirable pretty

village with an excellent sense of community located in the very heart of the renown Cotswold Water Park. The village has ample amenities including a community run shop, the White Hart Pub, an active village hall and church. The popular C of E primary school is Ofsted outstanding whilst the village has a large playing field and a number of sport clubs including football and tennis. Other sporting opportunities can be found at many of the lakes across the Water Park including sailing and water skiing. The neighbouring village of South Cerney has an 18-hole golf course and driving range. The capital of the Cotswolds and market town Cirencester is only a 10 minute drive away with a range of further facilities and secondary schools. Swindon is a 20 minute drive away with a larger choice of shops and train station with regular services to London Paddington. The village is well positioned for access to the A419 for commuting to both the M4 and M5.

Tenure & Services

We understand the property is Freehold with oil central heating, mains drainage, water and electricity.

Directions

From the High Road at the village centre, pass the village shop then turn right by the pub into Eastfield. Continue along the road and locate the property about half way down on the left at the bend. Sat nav postcode SN6 6PR

Local Authority

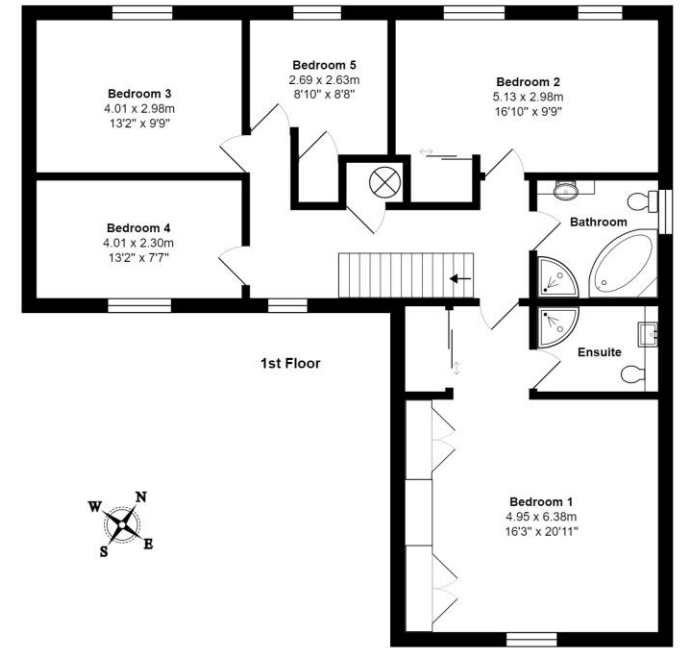
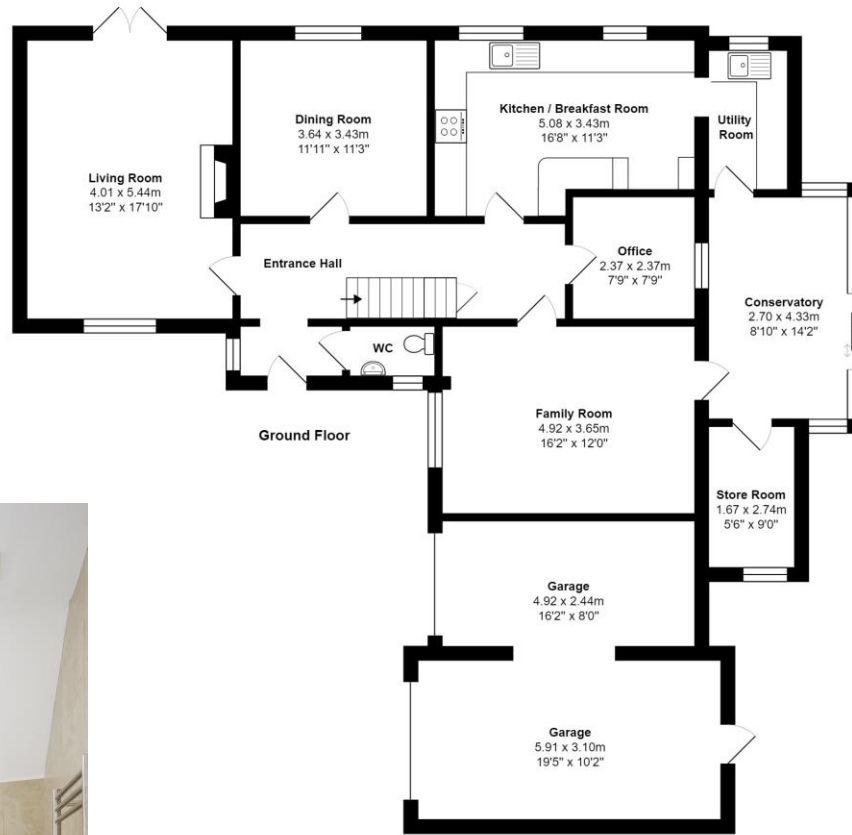
Wiltshire Council

Council Tax Band

F £2,819



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 80 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total Area: 218.6 m² ... 2353 ft² (excluding garages)

All measurements are approximate and for display purposes only



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