



JAMES PYLE^{Co.}

12 Park Place, Ashton Keynes, Wiltshire, SN6 6NT

Period Cottage
Extended character accommodation
Hidden away location
Easy walking distance to village amenities
Living room with inglenook fireplace
2 bedrooms
Kitchen/dining room
South-east garden
No onward chain
Sought-after village in the Cotswold Water Park



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £350,000

Approximately 924 sq ft

‘Positioned in a secretive location at the heart of the village, this characterful period cottage has a south-east facing garden and is available with no onward chain’

The Property

This end of terrace period cottage is positioned within a secretive location tucked away right in the heart of the sought-after village of Ashton Keynes away from passing traffic and yet just a short stroll to the village shop and pub. This characterful cottage has been substantially extended offering accommodation of 924 sq.ft. over two floors with a delightful garden enjoying a south-east facing aspect. Internally, the ground floor comprises a charming living room with exposed timber beams and large inglenook fireplace plus a kitchen/dining room complete with double patio doors to the garden. Upstairs, there are two double bedrooms and a bathroom fitted with both a separate bath and shower unit. The gardens wrap around the east and south elevations of the cottage enclosed by high hedging and timber fencing, laid mostly to lawn with a patio terrace beside box hedging and a well. The cottage is accessed by foot down a discreet pedestrian

path with on-street parking easily available within the surrounding streets. In addition to a permanent home, the cottage has immense appeal as a holiday home within the popular Cotswold Water Park area.

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 with the infant River Thames meandering through the village. The village has ample amenities including a community run shop well-stocked with local produce, 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. The village hosts many annual events including its famous 'duck racing' on the River Thames and popular fireworks display. 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 a 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 electric central heating, mains drainage and water.

Directions

From the Spine Road, follow the B4696 and take the left hand turn towards Ashton Keynes. Proceed through the village and turn

left by the White Hart pub. Follow the lane passing the first right hand turn, and then locate the pedestrian access to the cottage on the right directly opposite the turning into Fore Street. Sat nav postcode SN6 6NT

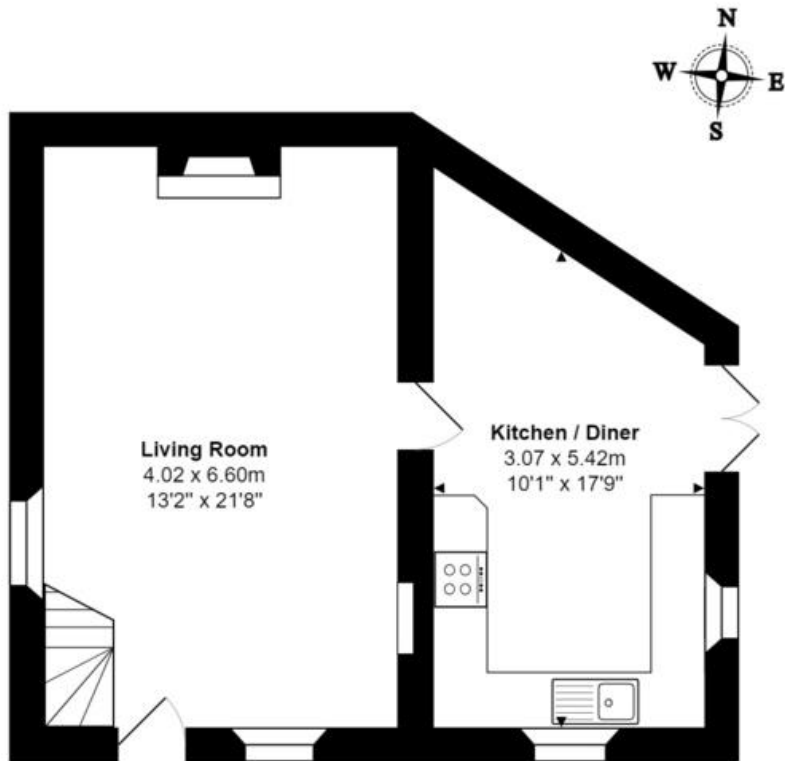
Local Authority

Wiltshire Council

Council Tax Band

C £1,788





Ground Floor



First Floor

Total Area: 85.9 m² ... 924 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E	41 e	
21-38	F		
1-20	G		

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