



Family Home with Paddock & 23 Acre Lake

Rixon Gate, Ashton Keynes, Wiltshire, SN6 6QW

Offers in Excess Of £2,500,000

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House with Lake & Paddock

Cotswold Water Park, Ashton Keynes

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- Four Bedroom House and Gardens
 - Expansive Lake (23 Acres) plus Fishing Stock
 - Expansive Gardens / Grounds / Outbuildings
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A truly unique opportunity to purchase in Ashton Keynes in the Heart of the Cotswold Water Park. There is a Four Bedroom Home that has been extended and improved. There is also a Lake to the rear of Some 23 Acres (currently run as a course fishery). The lake itself has a 10 Acre Island (approx.) there is ease of access from the property and local infrastructure. The Lake boasts an impressive stock level and turnover. There are numerous outbuildings and stabling to the property / lake with a fabulous opportunity to explore potential development options. All viewings and interest are to be directed to Sole Selling agents: McFarlane Cricklade 01793 751 044. Further details are available on request.



The property boasts four well-proportioned bedrooms and a spacious family bathroom. There is extensive ground floor accommodation to comprise: Entrance Hall, living room with dining area and additional reception / study to the front elevation. The living room boasts a feature inset log burner and windows to two elevations. Leading on from this room is a conservatory to the side gardens, lawn area and paddock area with stabling. There is a feature farmhouse style kitchen with family seating area again overlooking the mature gardens and paddock. There is also an expansive utility room with a plethora of storage and a ground floor shower room and a spacious boot room offering versatility.



Outside there are several timber/aluminium workshops / storage units, these are positioned close to the property on the bank of the adjacent Lake. They have power and lighting with a toilet and running water (the WC is available for the use of clients from the lake and fisheries).



The Paddock (adjacent to the property 1 Acre approximately) offers post & rail fencing / mature hedging, as a boundary to the main house. There are two timber-built stables (this can be accessed off the lane separately from the house).



The Lake (23 Acres approximately) comprises of a rural habitat with separate access from the main property. Aspen Lake Fishery is a well renowned fishing and match lake, the current owner has provided substantial investment into the stock (originally in 2005) this equates to some £500K of stock that has matured and multiplied during the years since. The lake boasts well maintained grounds, plus otter fencing to protect the current stock of fish. There are numerous access points to the lake from the neighbouring lane / road. The central focal point of the island (some 10 acres) with a bespoke bridge that gives access. The island was finished recently after numerous years in the planning and taking some time to backfill. This is a ideal opportunity to explore the options of development we feel and to consider a possible Holiday Lodge homes development. This is subject to planning and consent.



Viewings By Appointment Only

By appointment only and through Sole
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We would be delighted to show you around this property.

Because every home needs a personal touch.

Tim Stanley
Sales Manager, Cricklade

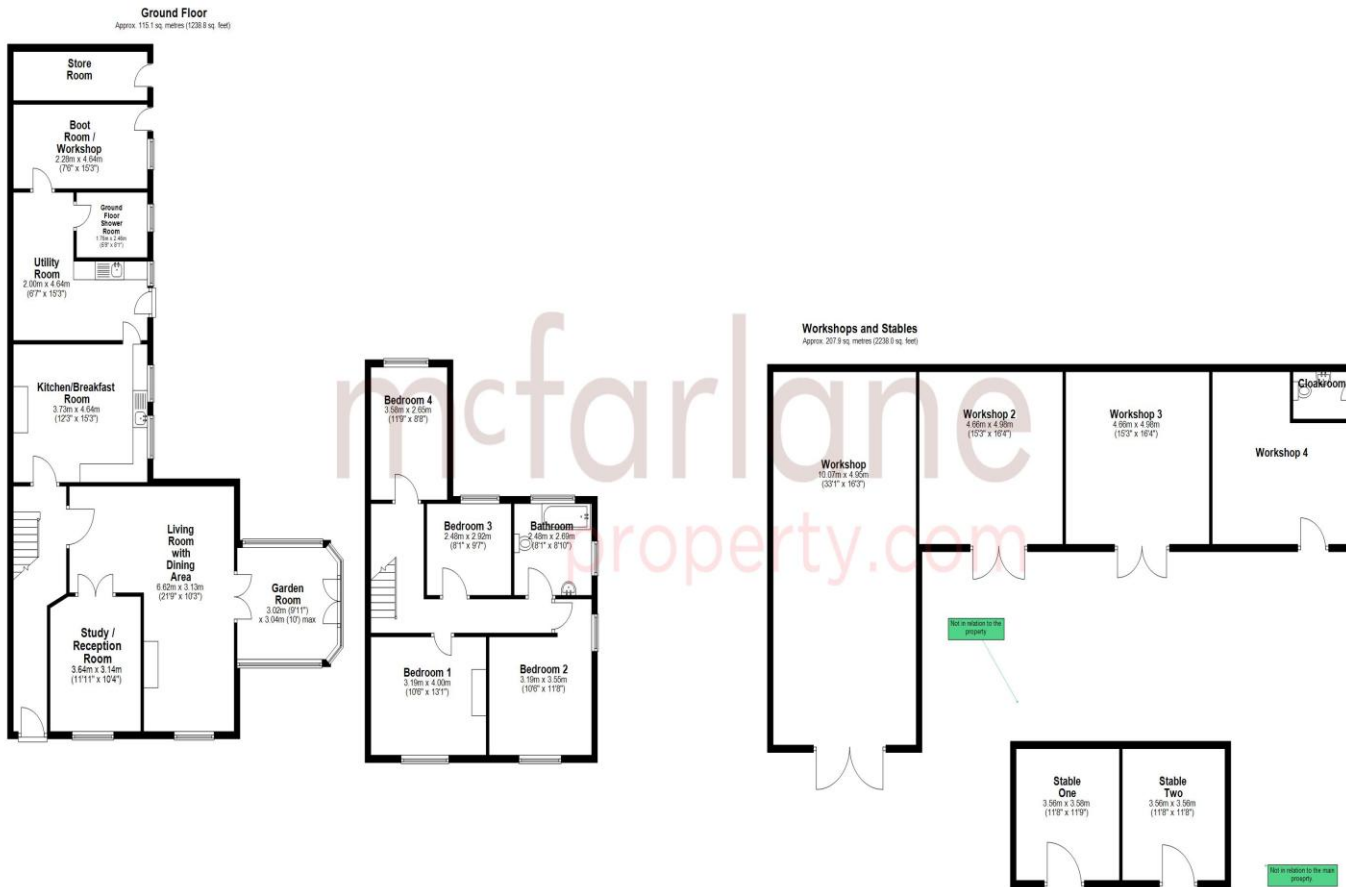


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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