

1 The Derry

Ashton Keynes, Wiltshire



An attractive and spacious Cotswold stone five bedroom house with stabling set in the well-served popular village of Ashton Keynes. In all about 3.19 acres.

Kemble station 5.8 miles | Cirencester 8.7 miles | Swindon 13.3 miles (London Paddington 65 minutes)
Cheltenham 22.5 miles. (All distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/dining room | Sitting room | Study | Family room | Utility room | Boot room | WC

First Floor: Principal bedroom with en suite and balcony | Bedroom with en suite | Three further bedrooms
Family bathroom

Garden and Grounds

Garden | Terrace/outdoor kitchen with pergola | Parking | Detached double garage | Two stables
Tack room with WC | Store | Workshop | Arena | Paddocks

In all about 3.19 acres.



Situation

(Distances and times are approximate)

Ashton Keynes has a village pub, active village and community social events, and various clubs, including a jazz festival and fireworks night.



Ashton Keynes village shop.
Cirencester has a wide range of shops and services, including Cheltenham, Oxford, Swindon, Bath, and Bristol.



Easy access to M4 Wootten Bassett Junction 6 M4/M5 interchange at Bristol.



Kemble station 5.8 miles, Swindon 13.3 miles (London Paddington 65 Mins).



Ashton Keynes Primary and Preschool.
Deer Park, Kingshill, Cirencester, Farmers Fairford. Cheltenham College, Cheltenham Ladies College, St Edwards, Rendcomb College.



Excellent walking and riding on the extensive network of footpaths and bridleways in the local area.



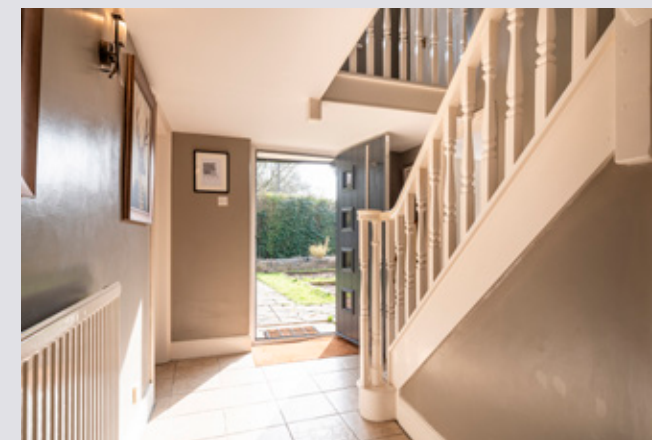
Cotswold Water Park.



Newbury, Cheltenham and Bath.
Eventing, polo and hunting locally.



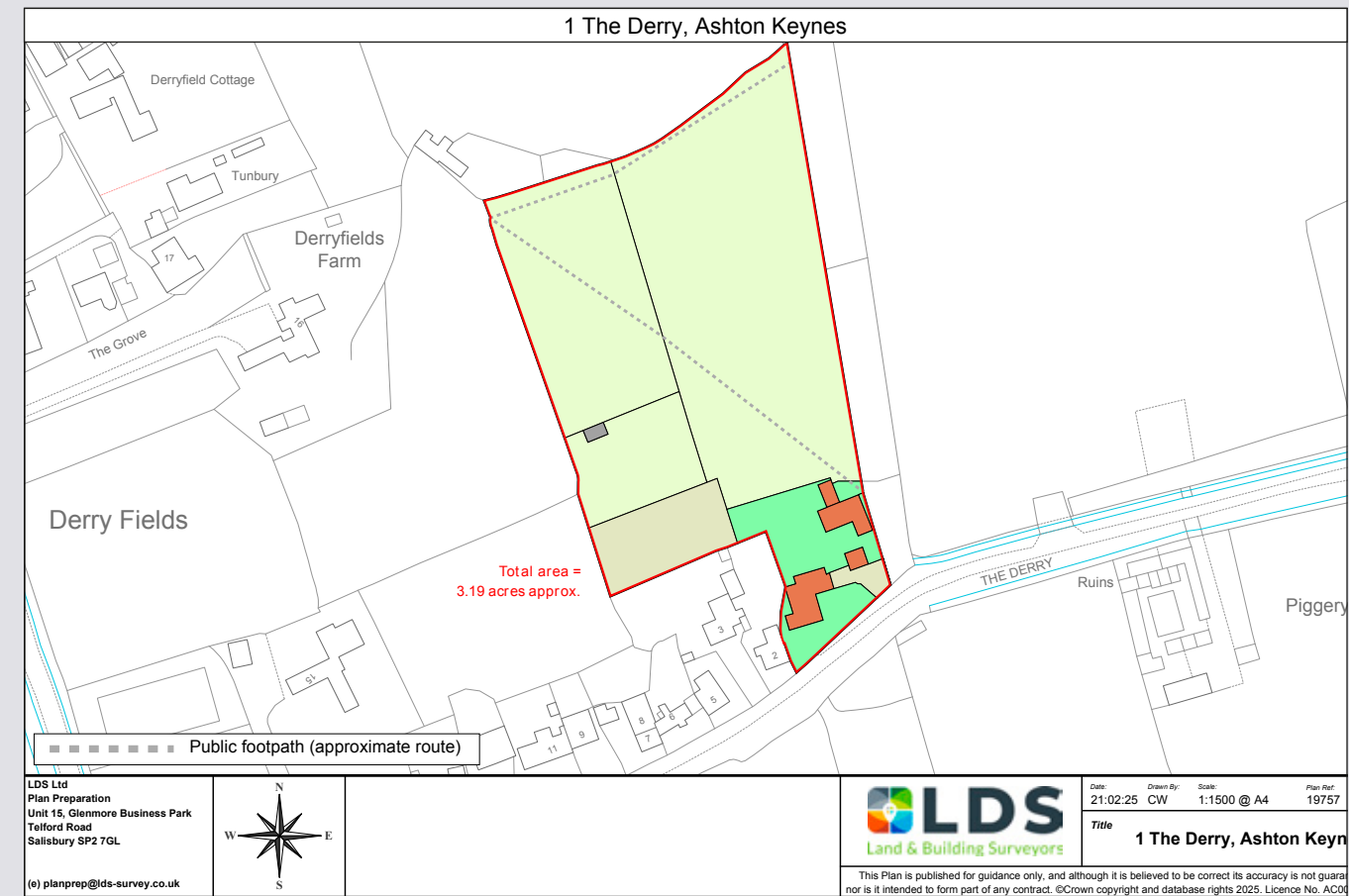
South Cerney and Oaksey golf course.



The Property

1 The Derry is a beautifully presented, highly spacious and well-proportioned period five bedroom detached property. Situated on the edge of the well-served village of Ashton Keynes, the property benefits from open countryside views to the front, yet it is a short walk to the centre. The current owners have largely updated and remodelled parts of the property, including the kitchen and all the windows.

The hallway is spacious, and the remodelled kitchen offers a wonderful family space that leads to the gardens with views over paddocks. The property offers highly versatile accommodation with a focus on practical living to fit a wide variety of lifestyles. All the rooms are spacious, with surprisingly high ceilings. Set behind a high hedge, the property offers a private and secluded spot with open fields to the front. Please refer to the floor plan.



Outside

The property is accessed through a hardstanding driveway with gated access. There is a large amount of parking and a double garage with stabling to the rear. The gardens encase the property and are secluded, having been beautifully cared for, and provide a wide variety of mature plants and trees with herbaceous borders but mainly laid to lawn. A wooden fence backdrop to this garden so not to block the view over the 3 acre paddock which contains the school.

The current owners have created a covered terrace with a pergola, which is ideal for al fresco entertaining. To the side of the land is a separate gated access to the paddocks and stables. Please refer to the site plan.

Property Information

Tenure: Freehold

Services: Oil fired heating, mains water and drainage. Solar panels which do feed into the grid.

Local Authority: North Wiltshire Council

Council Tax: Band D

EPC: D

Guide Price: £1,350,000

Directions (SN6 6PW): What3Words: ///dragon.grid.lunching

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

House = 259.5 sq.m / 2,793 sq.ft

Outbuildings = 118.1 sq.m / 1,271 sq.ft

Total = 377.6 sq.m / 4,064 sq.ft

(Excluding Pergola)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

One Market Place

Cirencester

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Georgina Mason

01285 882 004

georgina.mason@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.