

# The Old Vicarage

Church Walk, Ashton Keynes, Wiltshire







A beautifully presented 18th century Grade II listed former vicarage with a two bedroom Coach House, set in beautiful park-like grounds of 2.46 acres, set above the River Thames in the heart of this sought-after village.

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 are approximate).

  
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Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Kitchen | Sitting room | Drawing room | Dining room | Family room | Orangery | Boot room | Utility Room | Shower and WC | Dog shower  
**First Floor:** Office | Principal bedroom with en suite shower room | Two bedrooms | Family bathroom  
**Second Floor:** Bedroom with en suite shower room and dressing room | Further bedroom | Study area

Coach House

**Ground Floor:** Kitchen/sitting room | Utility/boot room  
**First Floor:** Bedroom with en suite bathroom | Bedroom with en suite shower room

Gardens and Grounds

Terrace | Vegetable garden | Woodland | Heated swimming pool | Double Garage | Electric car charger | Store | Office with WC

In all about 2.46 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, fireworks night, village fete, and duck race.


 Ashton Keynes village shop. Doctors' surgery, active village hall and sports clubs and societies. Cirencester has a wide range of shops and services. Additional shopping at Cheltenham, Oxford, Swindon, Bath, and Bristol.


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


 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 minutes)

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

 Various sports clubs within the village for adults and children

 Cotswold Water Park

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



# The Property

A classic 18th century Grade II listed Vicarage set in the heart of this desirable village set along Church Walk by the Thames, hidden behind high walls and approached through electric gates. There is an exceptional amount of parking.

The property has been completely modernised, refurbished, and extended by the present owners to an exacting standard. Creating a unique and luxury period home with incredible practical and contemporary living, with a wealth of character and period features and much consideration for details that will be appreciated and admired.

The main house is light and spacious, and most rooms take full advantage of views, including the newly added orangery and impressive terrace area, all with views over the beautiful grounds. The property lends itself easily to family life and entertaining and connects to its gardens and the walled pool area.

There is a two-bay garage, which provides luxurious garaging for any special motor vehicle that needs to be secured, and to the side is a store. To the rear of this is a home office with wifi and a WC.

Additional electric gates lead towards the two bedroom Coach House, ideal for extra guest accommodation or additional family members. The Coach House is also finished to a high standard as is its garden, to the side is additional parking.











## Gardens and Grounds

The gardens and grounds are an important feature of The Old Vicarage, and form the most delightful and tranquil setting, complementing the house extremely well. The Old Vicarage enjoys beautiful grounds to the rear of the house and a porcelain terrace.

From the terrace, the lawn area leads towards the Ha-ha, which has a further lawned area that spreads to various wooded areas.

To the left of the property is a beautiful walled outdoor heated swimming pool and terrace area, ideal for al fresco dining while enjoying views over the wildflowers and specimen trees. Fencing has been put in around the swimming pool for additional safety. There is also a vegetable and cutting garden.


The gardens are enclosed, and privacy is provided by the 2.46 acres in which the property sits.





Approximate Gross Internal Floor Area  
The Hous: 433.7 sq m / 4668 sq ft  
Coach House: 95.2 sq m / 1025 sq ft  
Outbuildings: 71.7 sq m / 772 sq ft  
Total: 600.6 sq m / 6465 sq ft

upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown in Actual Location / Orientation)



**Services:** The Old Vicarage and The Coach House have independent oil-fired central heating, main drainage, water, and electricity. There is an electric car charge. Alarm system in the house and a separate one in the garage. The outside office can connect to the wifi.

**Council Tax:** The Old Vicarage: H  
The Coach House: F

**EPC:** The Old Vicarage: D  
The Coach House: E

**Guide Price: £3,000,000**

Postcode: SN6 6PB

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



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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.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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