

ASPEN LAKES & 11 RIXON GATE Ashton Keynes, Swindon, Wiltshire SN6 6QW



- Two Stunning Lakes with Established Coarse Fishery
 - Optional Four Bedroom Semi-Detached House
- Barn/Workshops and Stables ● Grazing Pasture ● Approx. 30 Acres In All
 - Huge Potential for Diversification
- Set in the Heart of the Cotswold Water Park

REF EO8065

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Cirencester 6 miles • Swindon 11 miles • A419 2.5 miles • M4 J15 16 miles

An established coarse fishery set in approx. 30 acres, with an optional four bedroom semi-detached house, set in the heart of the Cotswold Water Park.

Aspen Lakes were former gravel pits, purchased by the present owners in 2004 and the fishery was established in 2005, with an initial stocking of Mirror, Common and Crucian Carp, Tench and Bream. Now classified as a Site of Special Scientific Interest (SSSI) the lakes and surrounding grounds have matured to provide a haven for wildlife in an exceptionally tranquil environment.

The optional four bedroom house overlooks the lakes and in addition to gardens it has a pasture paddock with two stables.

The property occupies an extremely convenient location close to the village of Ashton Keynes and just 2.5 miles from the A419 dual carriageway. Full ranges of shops and amenities are provided by Cirencester and Swindon.

ASPEN LAKES FISHERY

Made up of Two Lakes, the main lake is substantial with a large central island, plus there is a second, smaller "match" lake. A track runs around the perimeter providing vehicular access, and the entire main boundary has been otter fenced, with several gated access points off the lane and main road.

The Main Lake has Thirty-Two Swims and was stocked in the winter of 2005/6 with 100 mirror carp at 4-6lb, 200 tench at 6-8 inches, 20 tench at 5lb, 200 crucian carp, 200 bream and 30 chub. These fish have grown on significantly over the years, with the current mirror carp record running at 47lb 7oz, the tench record at 10lb 8oz and the bream record at 15lb 8oz. Other species have naturally colonised the lake, including roach to 2lb 8oz, rudd to 2lb, perch to 3lb 5oz, pike to 12lb and an incredible lake record common carp of 33lb 8oz.

The much smaller **Match Lake** provides **Ten Swims**. It was originally stocked with 650 mixed rudd and roach, 350 crucian carp and 400 bream. There is also an abundance of tench and perch.

The fishery is currently run as a syndicate with a full membership and waiting list. A substantial island in the centre of the main lake provides almost nine acres of pasture with several recently established woodland plantations and is accessible by vehicle.

Within the grounds there is a **Timber Outbuilding** currently providing a Tractor Shed, Workshop, Stores and WC. It has scope for further uses e.g. **Tackle Shop, Tea Room** etc, subject to the necessary permissions.

The main access to the lakes is off a country lane with a substantial **Parking Area** adjacent to the **Amenity Building**.

**IN ALL APPROX. 29.5 ACRES
(About 11.9 Hectares)**





OPTIONAL RESIDENCE – 11 RIXON GATE

A semi-detached house believed to have formerly been a farm workers cottage, built in around 1936. It has oil-fired central heating and the windows are double-glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Entrance through the front door leads to a Reception Hall with stairs to the First Floor and a door to the right opening into an extremely spacious Lounge/Dining Room which has a hardwood floor and a stone fireplace with logburner. There is an adjacent Study and a Conservatory with double doors opening out to the Garden.

The Kitchen/Breakfast Room is fitted with a range of wall and base units with a breakfast bar, stainless steel 1½ bowl sink, range cooker with extractor hood, oil-fired boiler, plumbing for a dishwasher and a five ring gas hob.

There is a good-sized Utility Room with built-in worksurfaces, sink and plumbing for washing machine, and a Ground Floor Shower Room fitted with a shower cubicle, WC and wash hand basin.

Beyond the Utility Room there is a Freezer Room, and approached externally an Additional Store Room.

There are Four Bedrooms on the First Floor and a Bathroom fitted with a panelled bath, WC, wash hand basin and shower cubicle.



OUTSIDE, OUTBUILDINGS AND LAND

There is a front drive with parking for two cars and double gates opening to a brick pavier **Parking Area** to the front of the house and a hedged front garden with a pond and fountain feature.

There is a lovely spacious **Patio** to the side with views over-looking the main lake, and a stone wall along the main lawned garden which is beautifully tended and has beds stocked with a wide variety of flowers and shrubs.

Beyond the garden there is a **Vegetable Patch** with several raised beds and a **Paddock with Two Stables**.

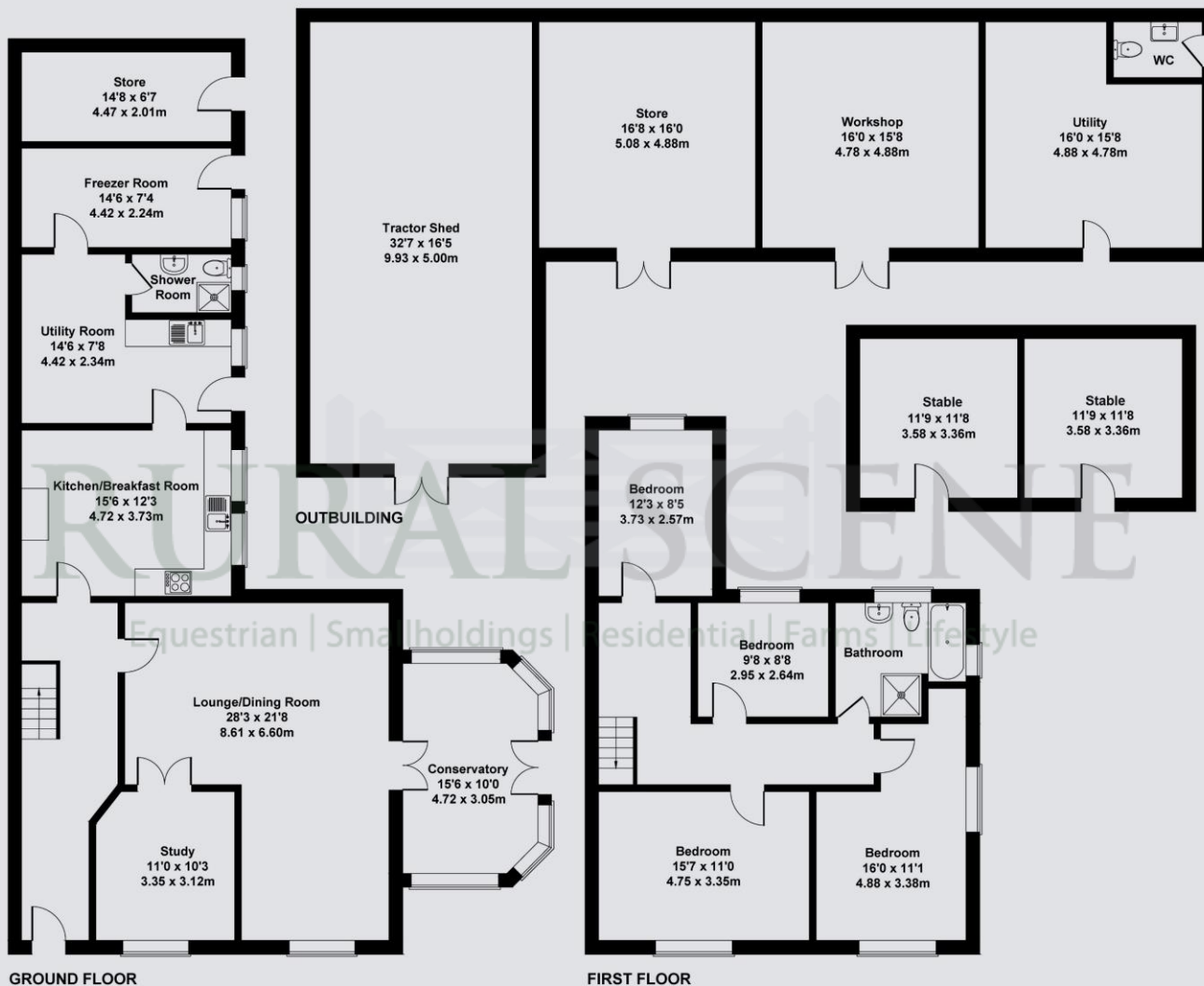


IN ALL APPROX. 1 ACRE
(About 0.4 Hectare)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 456 0100

SERVICES

MAINS ELECTRICITY, MAINS WATER (SUPPLIED VIA A NEIGHBOURING FARM), PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** E

DIRECTIONS

Exit the A419 onto the B4696 and head towards Ashton Keynes. After 1.5 miles turn left onto Friday's Ham Lane, continue for 0.5 mile onto Rixon Gate where the property will be found after a further 0.3 mile on the right-hand side.

what3words /// moves.steep.introduce

PRICE GUIDES

Aspen Lakes £1,700,000

11 Rixon Gate £850,000

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Rural Scene have visited **Aspen Lakes & 11 Rixon Gate** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

