



**21 Ashfield, Ashton Keynes, Wiltshire, SN6 6SD**  
**Asking Price £535,000**

**Cain & Fuller**



# 21 Ashfield, Ashton Keynes, Wiltshire, SN6 6SD

Superb opportunity to purchase a modern four bedroom detached family home located in this highly sought after village with a full range of amenities and facilities. Ashton Keynes is an unspoilt Cotswold village with good local facilities including a shop, garage, primary school, public house and church; the village hall hosts the post office twice a week. The nearby main town of Cirencester is a renowned Cotswold market town offering excellent local shops and services. The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. Number 21 Ashfield is a well maintained immaculate home. The present vendor has carried out many improvements in recent years to offer incoming purchasers a modern and stylish living space. The accommodation boasts light well proportioned rooms, of special mention is the size of the generous four bedrooms. A well sized family bathroom can be found as well as a contemporary En suite shower located off the master bedroom. The dual aspect siting and dining room has bifold doors leading to the rear garden as well as a door leading to the kitchen, cloakroom, side lobby and integral garage. Externally the house occupies a unique corner plot position with a large garden located on three sides of the property. The gardens are well tended and provide the growing family with a safe and secure environment boasting a sunny south to westerly facing orientation and a high degree of seclusion. Properties in Ashton Keynes are rarely available and we urge early viewing through Cain & Fuller the vendors sole agent in Cirencester.

## Ashton Keynes

Ashton Keynes is a village and civil parish in north Wiltshire, England which borders with Gloucestershire. The village is about 5 miles (8 km) south of Cirencester and 3.5 miles (5.6 km) west of Cricklade. At the 2011 census the population of the parish was 1,400. The village lies within the Cotswold Water Park and is the only settlement substantially on both sides of the River Thames, which has many channels here, centred 6.5 miles (10 km) from its source at Thames Head.

The local school is Ashton Keynes Church of England School. Parts of the school building date back to 1870. Ashton Keynes is twinned with the French village of Grandchamps-des-Fontaines. There is a Twinning Association in the village, which organises regular exchange trips and other activities between the village communities. The village has many clubs and societies, most centred on the village hall or with links to the village church. Sports clubs include cricket, tennis, badminton and football. Musical groups include two choirs, an orchestra and a jazz band. There is also a Women's Institute and a Golden Years Club. Residents in the village have taken on two businesses (both on the High Road) as community businesses when they faced closure. The one remaining pub, the White Hart Inn, is collectively owned and run by several village residents who took on the licence in 2011. In 2012, the White Hart Inn was awarded 'Best Community Pub' for the South West region in the Great British Pub Awards. The local village shop has also been community owned and run since December 2011, located in a newly built annexe of the village hall on the High Road.

## Cirencester

Cirencester is an historic Roman town which became a n important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded. Off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts

of the town are several supermarkets, as well as a hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing and other watersports are available on the lakes between Cirencester and Swindon.

## Outside

Externally the house occupies a unique corner plot position with a large lawned garden located on three sides of the property. The gardens are well tended and provide the growing family with a safe and secure environment boasting a sunny south to westerly facing orientation and a high degree of seclusion. To one side of the house there is a well presented storage area ideal for locating bins and recycling. To the front the property benefits from a low maintenance garden with established shrubs, pathway to entrance door and parking for 2 to 3 cars on the driveway, with side gated access to the rear garden.

## Single Garage

Single garage with power and light, up and over door to front, Oil fired boiler servicing hot water and heating system, internal door to side lobby and cloak room.

## Council Tax

Band E

## Tenure

Freehold

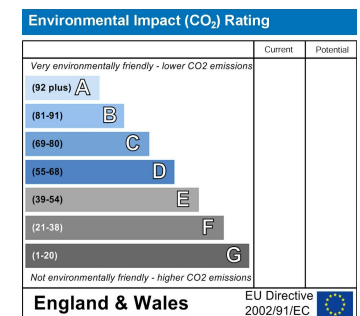
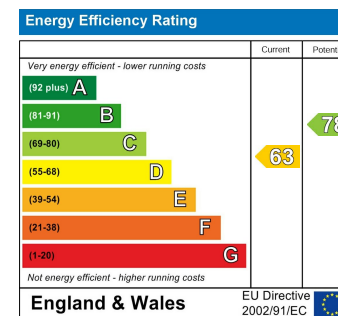
## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

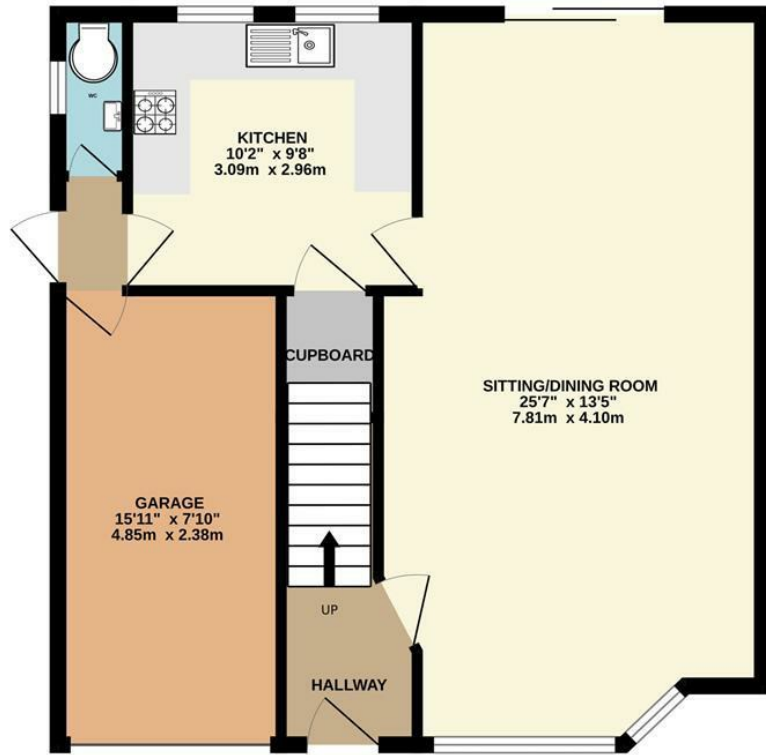
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

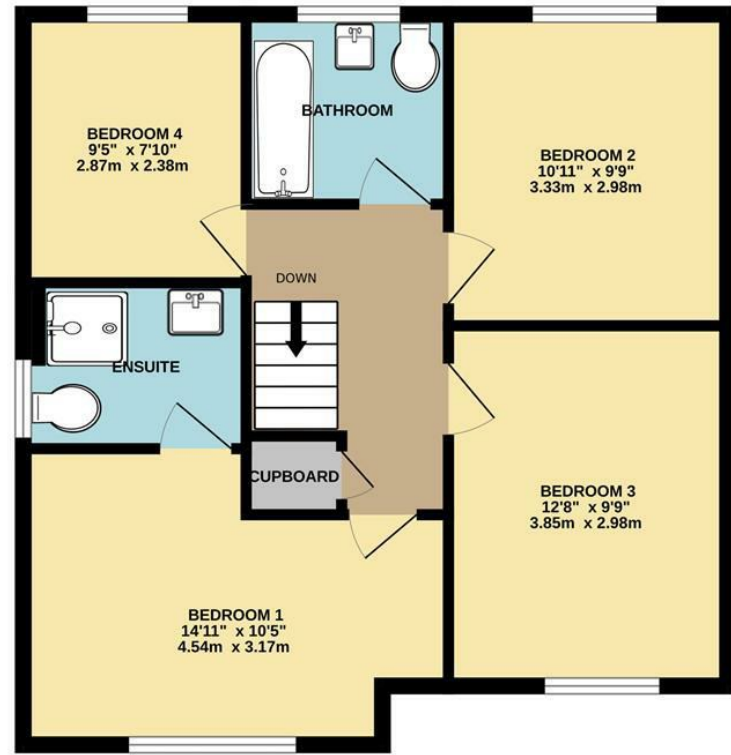
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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