



3 Thames View, Ashton Keynes, Wiltshire, SN6 6NU
Asking Price £565,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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Superb opportunity to purchase a modern contemporary three bedroom detached 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. The present vendors have carried out an extensive refurbishment in recent years to now offer incoming purchasers a modern, flexible and stylish living space presented in truly immaculate condition. We draw purchasers attention to the quality of the finish throughout the house and encourage a viewing to truly appreciate call Cain & Fuller in Cirencester.

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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 an 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.

Description

The ground floor boasts a large main reception room to the front aspect with contemporary inset wood-burner, large picture window to the front making this a light and appealing room. There is an additional room to the side which provides a large double bedroom in this flexible home or additional reception space if required. To the rear aspect of the house the vendors have created a simply stunning contemporary kitchen/dining/family room where in real terms they spend most time in, this living is both light and stylish with a 15ft floor to ceiling opening fitted with high quality Bi-folding doors which lead onto a large external entertaining space taking full advantage of the secluded south westerly facing rear garden. The kitchen/dining area is laid out and fitted to a high standard with a comprehensive selection of storage, large open plan family breakfast bar and selection of high quality integral appliances. To the rear corner of this room there is a study/day room with pleasant views onto the garden, ideal for those who work from home. To the first floor the master bedroom is of special mention for both its size and scale, dual aspect with a range of fittings including a dressing area benefiting from a selection of built-in wardrobe space and door to a contemporary en suite shower room with quality fittings.

Outside

To the front of the house there is a large lawned area with pathway to entrance door and secure wrought iron gated access to the rear garden. There is a gravelled driveway with

parking for approx. 5 to 6 cars ideal for the extended family.

The rear garden is an outstanding feature of the property being mainly laid to lawn with a large entertaining area located to the rear of the house with access to the kitchen/dining/family room through large Bi-folding doors ideal in the summer months. The garden is fully enclosed creating a safe and secure environment for small animals or young children, it benefits from a sunny south westerly facing aspect and also a very high degree of seclusion/

Garage and Workshop

The vendors have created a large garage and workshop detached to the side of the main house with utilities section to the rear with butler sink and plumbing. There is extensive storage, power and light for those needing a modern working space with security door to front and personal door to rear garden.

Tenure

Freehold

EPC

Rating C

Council Tax

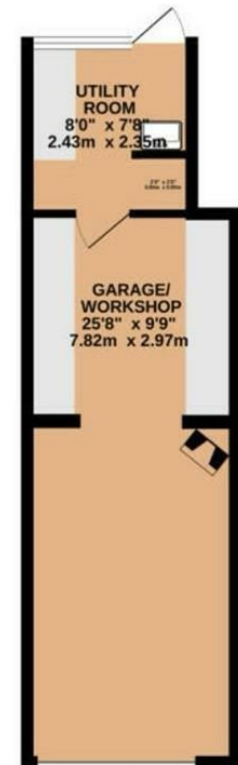
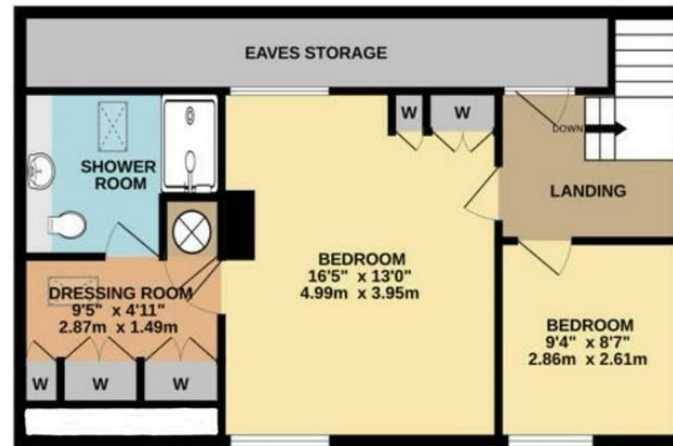
Band C

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.







TOTAL FLOOR AREA : 1423sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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