



3 Eastfield, Ashton Keynes, SN6 6PR
Chain Free £275,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

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

Cain & Fuller

A rare and superb opportunity to purchase a two bedroom modern cottage style home located in one of the area's most highly sought after villages which benefits from a full range of amenities and facilities. The property has been extended in recent years to provide appealing flexible accommodation. Entrance door leads to a Coates hanging area and the lounge located to the front of the house with picture window to the front garden. To the rear of the house there is a full width fitted kitchen/dinner with ample space for dining table and a selection of well fitted storage with large pantry cupboard, wide opening leads to the recently added family/garden room which takes full advantage of the sunny aspect onto the enclosed rear garden. This room is a flexible family space and a great asset of the property. To the first floor there are two double bedrooms and a white family bathroom suite with fitted shower and window to the rear aspect. The house is heated through a series of thermostatic heaters which are complemented by Upvc double glazed windows and doors. To the front of the house there is a long lawned garden with pathway to entrance door. The rear garden is a great feature of the house boasting a sunny westerly facing aspect and benefiting from a good degree of seclusion. The garden has been slabbed for ease of maintenance with selection of small borders. The garden is fully enclosed creating a safe and secure environment for small animals or young children. To the rear of the garden there are two good sized timber storage sheds and hardstanding for one vehicle. Properties in Ashton Keynes are rarely available we urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

Chain Free £275,000



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.

Outside

To the front of the house there is a long lawned garden with pathway to entrance door. The rear garden is a great feature of the house boasting a sunny westerly facing aspect and benefiting from a good degree of seclusion. The garden has been slabbed for ease of maintenance with selection of small borders. The garden is fully enclosed creating a safe and secure environment for small animals or young children.

To the rear of the garden there are two good sized timber storage sheds and hardstanding for one vehicle.

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

Parking

There is a parking space to the rear of the garden, and also ample unrestricted parking in the area.

EPC

EPC to follow

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.

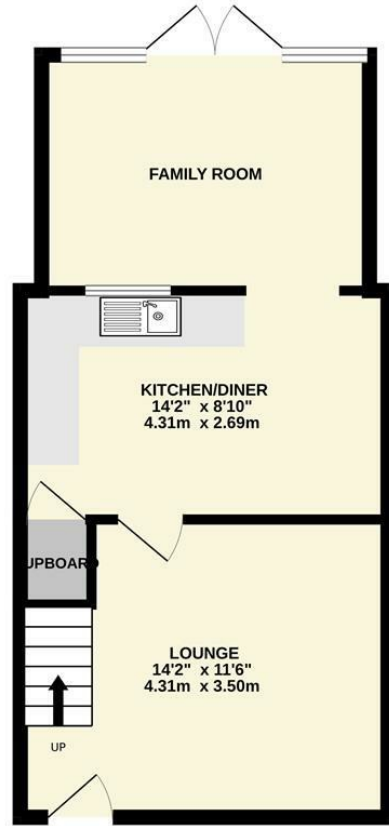
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

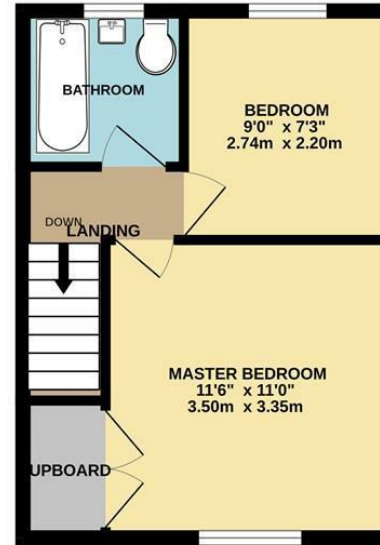




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024