



**7 Cove House Gardens, Ashton Keynes, Wiltshire, SN6 6NS**  
**Chain Free £425,000**

**Cain & Fuller**

## 7 Cove House Gardens, Ashton Keynes, Wiltshire, SN6 6NS

A superb opportunity to purchase a red brick former Coach House conversion located within one of the areas most sought after villages to the south of Cirencester. In recent years the property has been extended and benefits from flexible and well proportioned three bedroom accommodation set within a secluded and appealing setting. An outstanding feature of this property is the plot size. The rear garden measures approximately 90 ft in depth with extensive lawned areas bordered by flower beds stocked with flowering plants, shrubs and trees and offers scope for further extension of the property subject to planning consents being obtained from the local planning office. At present there is off road parking for 3-4 vehicles. Cove House is accessed via a small private gravelled lane with a five bar gate leading to this property. We urge early viewing of this chain free family home through Cain and Fuller 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.

### Near by 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 Beadesert, 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

The property benefits from an extensive garden mainly laid to lawn with flower borders, the garden provides a safe and secure space for small animals or young children. The garden is an outstanding feature of the property in this fabulous village setting.

### Mobile and broadband

We recommend purchasers go to Ofcom for information on broadband and mobile reception.

### Viewing

Through Cain and Fuller in Cirencester

### EPC

To follow

### Driveway and parking

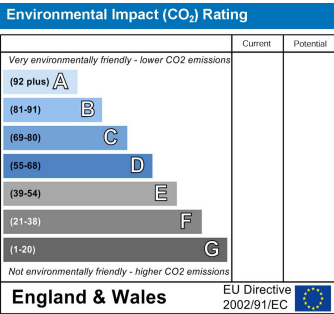
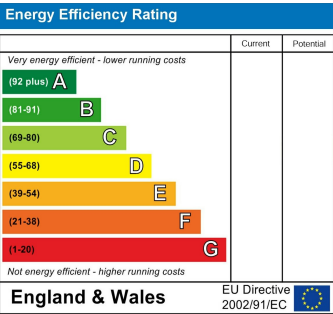
Five bar gate gives access to a driveway area with parking for three cars, pathway to property.

### 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  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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