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01285 847005  
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FOR SALE

COULSTON

The Vero





## Coulston, High Road, Ashton Keynes, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN6 6NX or call the office at any time for detailed directions from your location.

### **SUMMARY**

Set back from the High Road of this popular village, and situated on a 1/4 acre plot, is this spacious semi detached home. The accommodation includes three bedrooms, bathroom, two reception areas, kitchen, downstairs shower room, and wc whilst the large plot provides plentiful parking to the front, garage and a large private rear garden. It is located in a great position with easy access to the village's amenities and is offered for sale with no onward chain.

### **PROPERTY**

A storm porch leads through to the welcoming entrance hall with stairs leading to the first floor. A door to the right leads in to the dual aspect living room with bay window and multi fuel burner. The large kitchen is fitted with a range of storage and built in appliances as well as an understairs storage cupboard and large pantry. The kitchen is open to a further reception room with a door out to the garden and skylight windows. It also provides access to the useful shower room, and cloakroom with wc. The first floor landing has a storage cupboard and access to the the three good size bedrooms which all benefit from a built in wardrobe. The property is completed by a family bathroom with suite comprising bath with shower over, wc, and wash hand basin.

### **GARDEN**

The property is situated on a large plot of approximately 1/4 acre. To the front is a gravel driveway providing parking for several vehicles and access to the garage with up and over

door to the front. There is gated access to the rear garden which has an area of patio adjoining the property. This leads through to a very large area of lawn with mature planting, storage sheds, summerhouse and greenhouse. A private garden of this nature is a rare find in such a central village location.

### **LOCATION**

Ashton Keynes is a particularly desirable village with a range of amenities including shop, post office, excellent primary school, pub, and a church. There is a friendly community with a variety of clubs and events available. The nearby road network provides easy access to the nearby towns of Cheltenham, Cirencester, Cricklade, Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble to London and Bristol which is approx 4.5 miles away.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

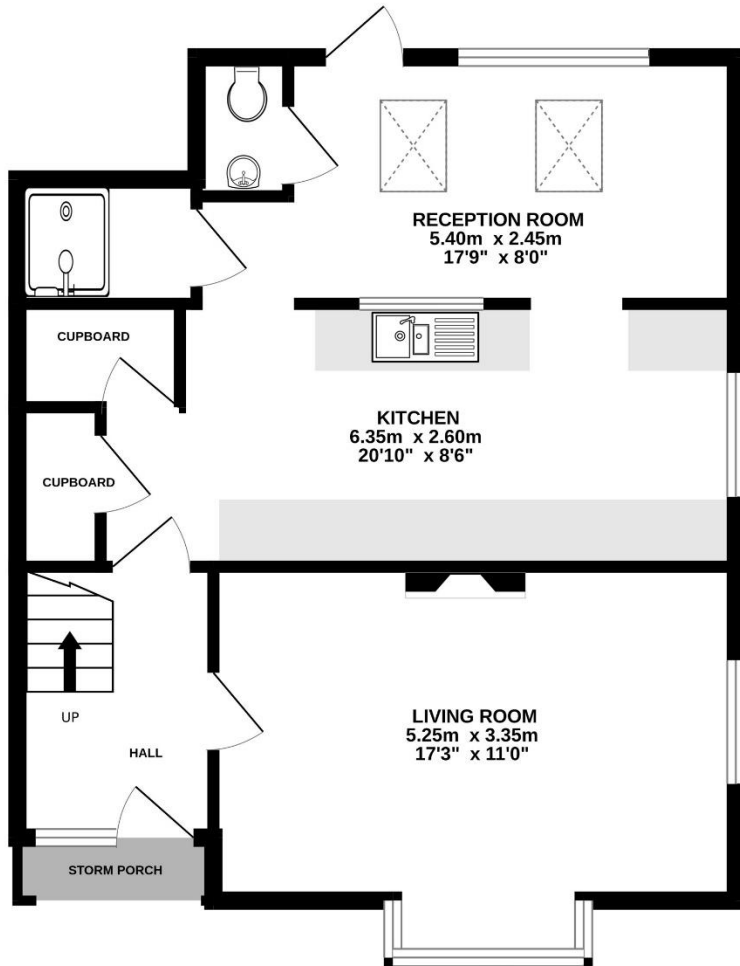
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



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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1ST FLOOR

