



The Old Longhouse, Ashton Keynes, Wiltshire, SN6 6NT
Asking Price £575,000

Cain & Fuller

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Cain & Fuller

A truly Unique opportunity to purchase a period 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, renowned and popular 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 Old Longhouse is an important part of this sought after village, dating back to the mid 1700's and having been the blacksmiths house, a shop and the village post office in the 1940's. The living space embodies everything you would hope for in a distinct period home with an abundance of character feature's combined with bespoke modern convenance to make this an attractive and appealing family home, with secluded and secure gardens and being located within level walking distance of all local village amenities including renowned primary school, local public house and village shop. To view this stunning home call Cain and Fuller in Cirencester who are available six days a week.

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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.

Nearby 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 Old Longhouse is such a unique property, to the ground floor it boasts three well proportioned reception rooms all with a selection of character including period timbered ceilings, exposed Cotswold stone walls and selection of period fireplaces including a wood-burner to the main lounge. In the recent past a high specification Palour Farm country kitchen has been installed with a full selection of integral appliances and extensive granite work surfaces, complemented by under floor heating, ideal for the winter months. To the first floor there is a selection of four family sized bedrooms, each offering its own personality with all being serviced by a large high specification family bathroom and additional contemporary shower room. The living space is light and airy with most rooms looking onto the secluded gardens and benefiting from a sunny orientation, a truly unique living space.

Outside

The Old Longhouse is approached through high close boarded gates leading to the gravelled driveway and property. The garden benefits from a high degree of seclusion and a sunny south facing orientation, it is mainly laid to lawn with attractive established borders and hedgerow with a flag stone entertaining area ideal for those summer parties. You do feel like you have been transported into your own little world in the garden such is the privacy and aspect.

Parking

Double gates lead to a gravelled driveway with parking for three cars

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band E

EPC

As a Grade Two listed property it is exempt from needing an EPC

Services

The property benefits from mains drainage, electric and water. It is warmed by an Oil fired central heating system.

Agents Note

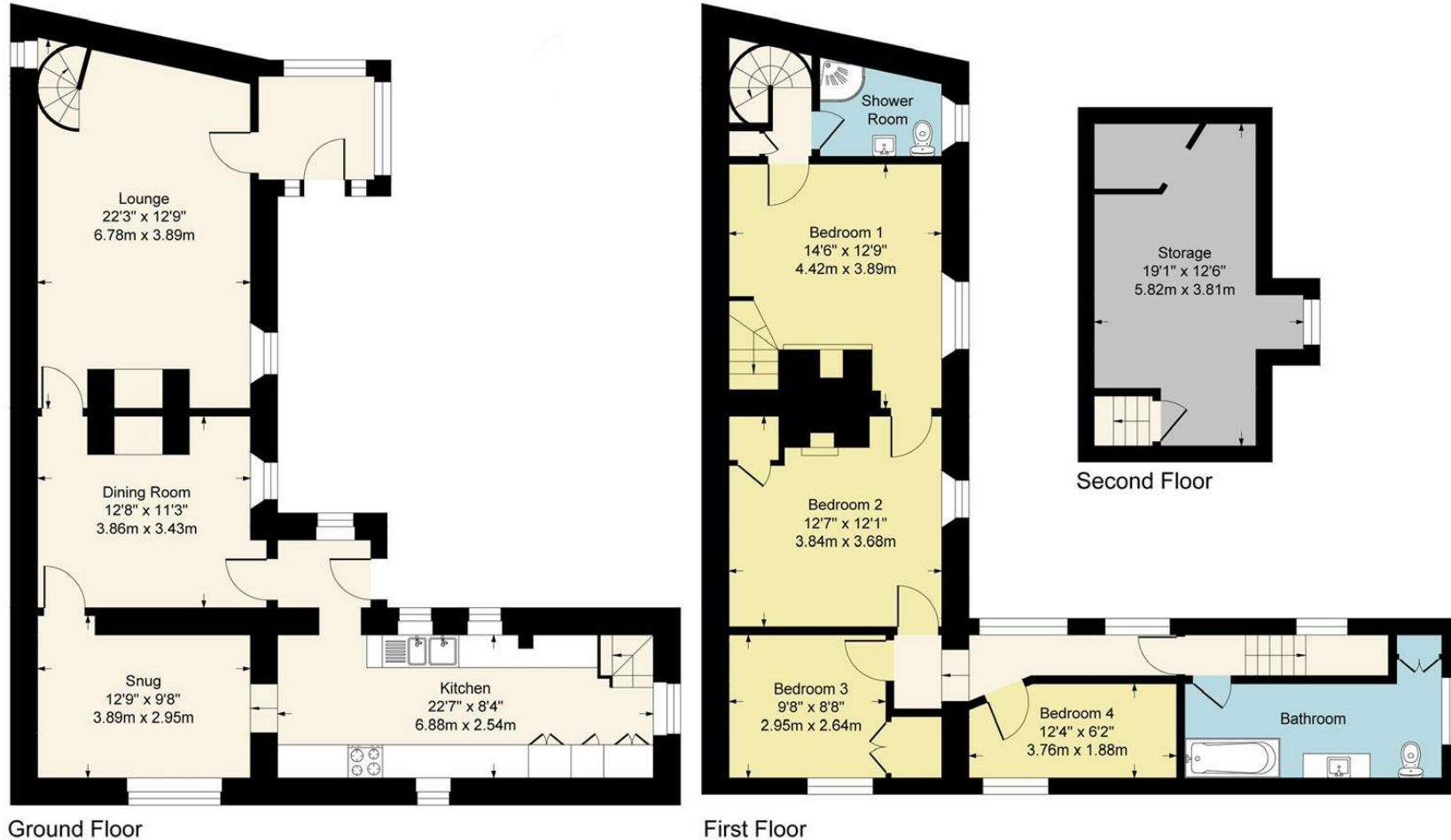
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Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





**Approximate Gross Internal Area
1850 sq ft - 172 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.