



I2 MEADOW CLOSE

Ashton Keynes, SN6 6GE



ASHTON KEYNES, SWINDON, WILTSHIRE, SN6 6GE

Situated within the exclusive gated development of King's Water, 12 Meadow Close is a four-bedroom detached family home with a generously proportioned rear garden, private driveway and double garage.



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EPC

B

Local Authority: Wiltshire Council

Council Tax Band: F

Tenure: Freehold

Estate Charge: £1,189 per annum

Guide Price: £995,000

MODERN LIVING WITHIN AN EXCLUSIVE GATED SETTING

Occupying a prime position within the exclusive gated development of King's Water, this exceptional four-bedroom detached family home combines elegant contemporary living, while situated within mature grounds and private lakes.

The welcoming entrance hall provides access to a thoughtfully designed ground floor, centred around an impressive open-plan kitchen, breakfast and dining room. Extending to almost 29 feet in length, this superb space forms the heart of the home and is perfectly arranged for both everyday family life and entertaining. Bi-fold doors open seamlessly onto the garden, creating a wonderful connection between the interior and exterior spaces.

In addition to the kitchen family room, there is a generous sitting room with feature fireplace and dedicated study ideal for home working. The utility room offers excellent storage and practical access to the garden, while the cloakroom has been thoughtfully enhanced by the current owners with the addition of a shower, providing increased flexibility for family living and guests.







CLOSE PROXIMITY OF CIRENCESTER AND KEMBLE

On the first floor, the principal bedroom benefits from an en suite shower room, while three further well-proportioned double bedrooms are served by a stylish family bathroom.

The accommodation is beautifully balanced and designed to maximise natural light throughout. Both bedrooms one and two benefit from built-in wardrobes.







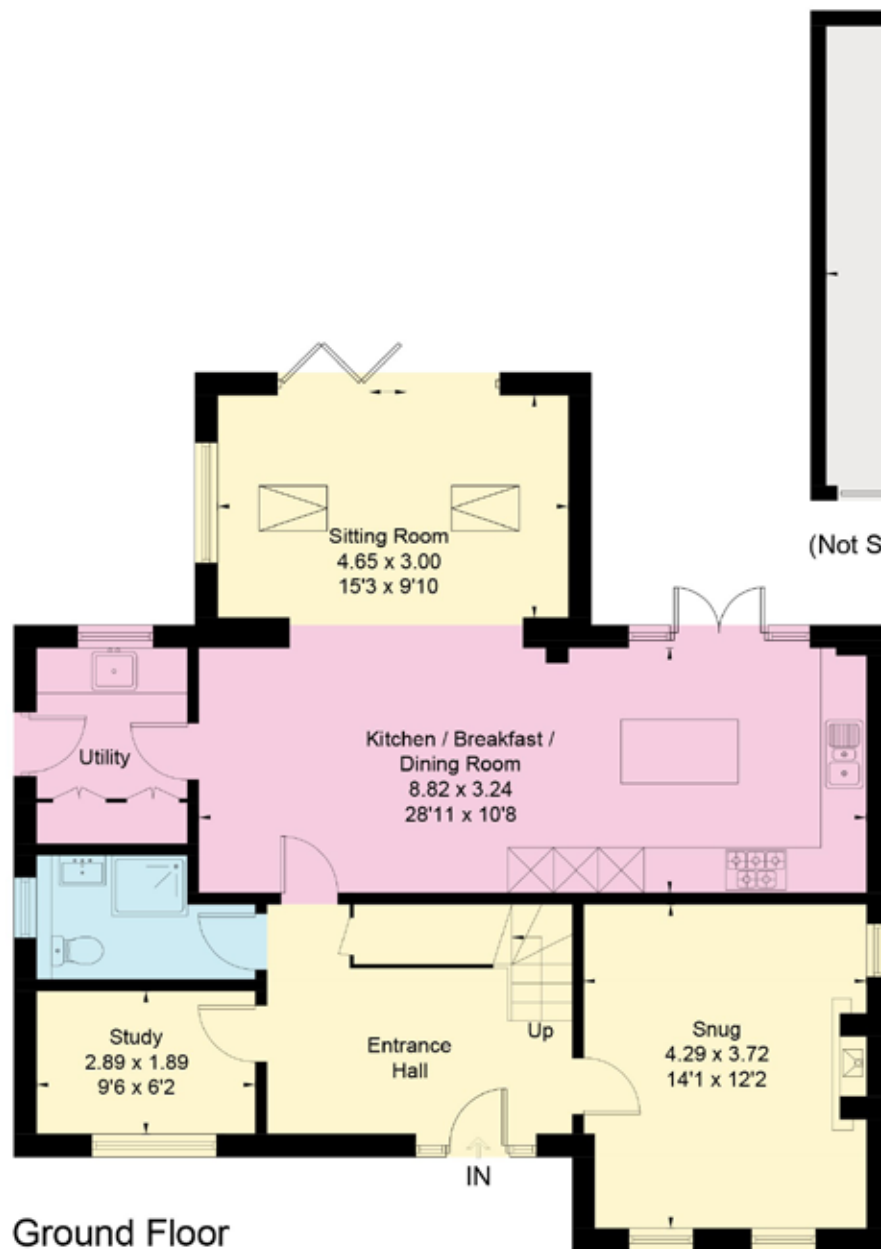
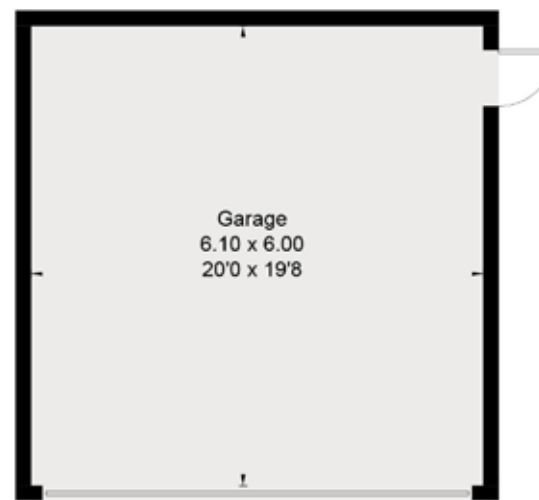
OUTSTANDING ENERGY PERFORMANCE

Outside, the property enjoys an attractive and well sized rear garden, fitted with an irrigation system and laid predominantly to lawn with a generous terrace providing the perfect setting for outdoor dining and summer entertaining. The mature landscaping throughout King's Water creates a unique sense of privacy and established character, rarely found in a modern development.

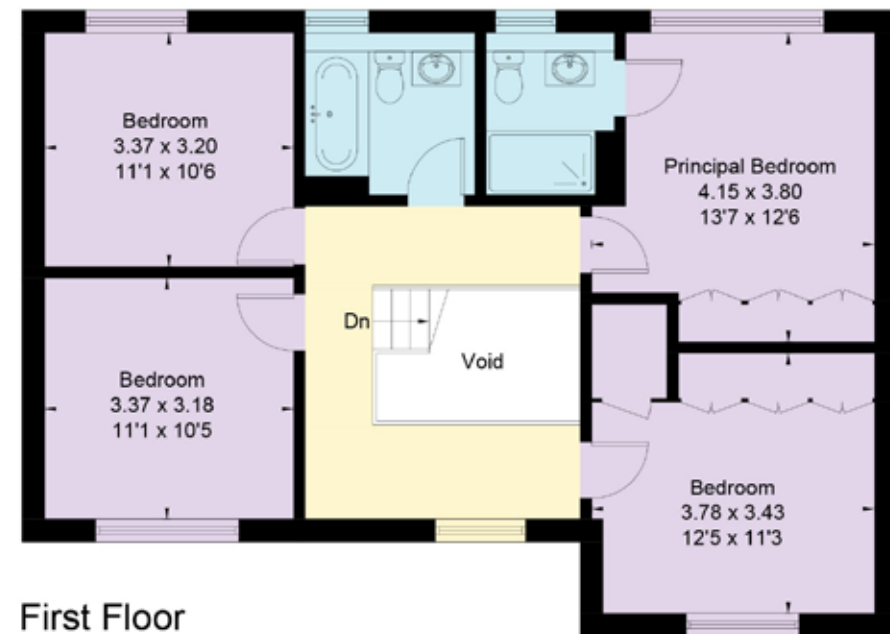
Further benefits include a substantial double garage and private driveway parking. The home is fitted with an air source heat pump, solar panels and electric car charging.







(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft
Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft (Inc Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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