



DRUMMOND HOUSE

GOSDITCH, ASHTON KEYNES, WILTSHIRE



A BEAUTIFULLY REIMAGINED FIVE BEDROOM PERIOD HOME WITH LANDSCAPED GARDENS, A FRESHWATER SWIMMING POND, GARAGING, A SHEPHERD’S HUT AND COMPLETE PRIVACY.

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Tenure: Freehold
Services: Mains water, electricity and drainage. Oil-fired central heating
Local Authority: Wiltshire Council
Council Tax Band: G
What3Words: ///restores.smaller.stowing
Guide Price: £1,350,000

Viewings: All viewings strictly by appointment only through the vendors’ sole selling agents, Knight Frank LLP

SITUATION

Ashton Keynes has a village pub, a village shop, a primary school, a preschool and a playgroup. It is a very active village, with community social events, various clubs, and sports clubs, including a children’s football club, a jazz festival, a fireworks night, a village fete, and a duck race.

Shopping: Ashton Keynes village shop. Doctors’ surgery, active village hall, sports clubs and societies. Cirencester has a wide range of shops and services. Additional shopping at Cheltenham, Oxford, Swindon, Bath, and Bristol.

Schools: Ashton Keynes Primary and Preschool. Deer Park, Kingshill, Cirencester, Farmers Fairford. Cheltenham College, Cheltenham Ladies College, St. Edward’s.

Roads: Easy access to M4 Wootten Bassett Junction 16, then onwards to the M4/M5 interchange at Bristol.

Trains: Kemble station 5.8 miles, Swindon 13.3 miles (London Paddington 65 minutes).

Activities: Excellent walking and riding on the extensive network of footpaths and bridleways in the local area. Water sports at Cotswold Water Park. Racing at Newbury, Cheltenham and Bath. Eventing, polo and hunting locally.

Distances: Kemble station 5.8 miles, Cirencester 8.7 miles, Swindon 13.3 miles (London Paddington 65 minutes), Cheltenham 22.5 miles. (All distances and times are approximate).



DRUMMOND HOUSE

Drummond House is discreetly positioned along a quiet lane in the heart of Ashton Keynes, backing on to open countryside and enjoying a wonderfully private setting. Originally known as Drummond Villas, the property was constructed in 1904 and forms an important part of the village’s history. Its origins are closely linked to Arthur Hay-Drummond, the influential local landowner who inherited the Ashton Keynes estate in 1891 through the will of Lord Henry Vane. Built as a pair of substantial dwellings, the property was later combined to create one impressive village residence of considerable character and historical significance.

The current owners have sympathetically updated, reconfigured and extended the house, carefully enhancing its functionality while preserving its period charm. Beautifully presented throughout, Drummond House offers generous proportions, impressive ceiling heights and an abundance of natural light. The principal reception rooms flow effortlessly from one to another, creating an excellent balance between formal entertaining spaces and relaxed family living. Character features throughout the house provide a constant reminder of its heritage, while thoughtful improvements ensure it meets the demands of modern life.

The accommodation has evolved in a considered manner to create a practical and highly adaptable family home, whilst retaining a strong connection to the surrounding gardens and grounds. Hidden behind a high Cotswold stone wall and mature hedging, the property enjoys a remarkable degree of tranquillity and discretion despite its central village location.

Altogether, Drummond House is a remarkable village home, seamlessly combining history, character and privacy with exceptional family living in one of the Cotswolds’ most sought-after villages.





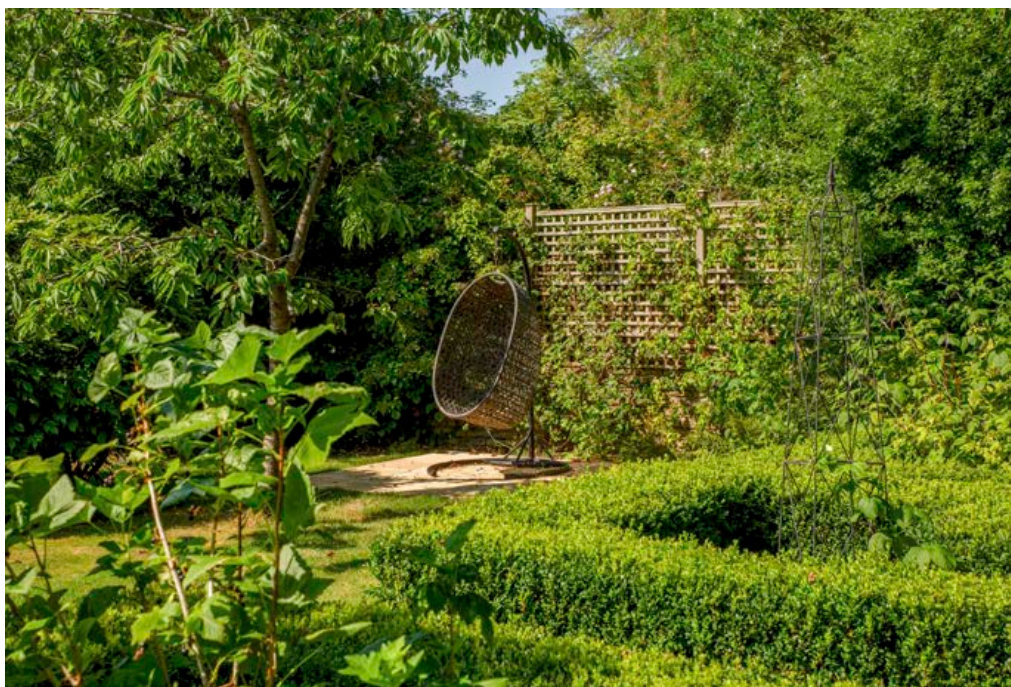
GARDENS AND GROUNDS

The gardens are a particularly important feature of Drummond House, providing a delightful and tranquil setting that complements the house beautifully. Hidden behind an impressive Cotswold stone wall and accessed through substantial timber gates, the property enjoys a remarkable sense of privacy and seclusion at the heart of the village.

A gravel driveway leads to a parking area to the rear of the house. Beyond is an attractive detached garage with room over/party barn, currently used as an additional entertaining area/gym but with potential with relevant positions for an annexe if required. There is a wooden garden room, currently used for storage, and a beautiful shepherd's hut with electric, used as a garden office. There is also a garden shed. Adjoining the property is a large stone terrace, partially covered by a pergola, creating a wonderful space for outdoor entertaining and al fresco dining.

Beyond the terrace, the lawn extends towards a stunning, individually designed natural swimming pond, creating an attractive focal point within the garden and an area of formal box hedging which provides a sense of structure. The borders are filled with herbaceous planting and seasonal interest, and there are secluded seating areas creating a series of intimate outdoor spaces to enjoy.







Approximate Gross Internal Area
Main House = 315 sq m / 3,390 sq ft
Party Barn/Garage = 39 sq m / 420 sq ft
Outbuildings = 29 sq m / 312 sq ft
Total Area = 383 sq m / 4,122 sq ft

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.



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