



Heavens Rise, Ashton Keynes, Wiltshire.

£600,000 Freehold



Mulberry Lodge, 1 Heavens Rise, Ashton Keynes, Wiltshire.

Directions

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

Summary

This beautifully finished modern detached home on the edge of Ashton Keynes has that rare combination of space, style, flexibility and outlook, with beautifully finished accommodation, field views and a separate annexe/studio above the garage.

The main house offers three generous double bedrooms, two luxury bathrooms, a superb triple aspect living room, a striking kitchen/breakfast room, utility and underfloor heating throughout. Outside, there is an enclosed garden, parking, a double garage and a self-contained studio above, ideal for guests, extended family, working from home. holiday lets or simply creating a space away from the main house.

With Ashton Keynes village life, Cotswold Lakes, Cirencester, Cricklade and Kemble Station all within easy reach, this is a very special home in a very special setting. Every now and then, a home comes along that quietly makes the case for why village living is so hard to beat.

Step inside

The house opens into a large and welcoming entrance hall, with stairs rising to the first floor, a useful cupboard beneath and a cloakroom with WC and wash hand basin.

To the right of the hall is a fabulous living room, and it is immediately clear this is no ordinary reception space. Triple aspect windows bring in excellent natural light, with field views to the front, a generous bay window and bi-fold doors opening out to the rear garden. It is a room that feels both impressive and comfortable, with space to relax, entertain and enjoy the outlook.

To the left of the hall is the kitchen/dining room, a beautifully designed space that feels very much at the heart of the home. There is plenty of room for a dining table, while the large island unit provides storage, preparation space, seating and two wine fridges. The kitchen is fitted with a generous range of storage and built-in appliances, creating a room that is as practical as it is stylish. The adjoining utility room provides further laundry space and a door out to the garden.

The quality continues upstairs, where a spacious landing leads to three double bedrooms and a luxury family bathroom. The main bedroom is a particularly impressive suite, with a dressing area, two large built-in wardrobes, one currently arranged as a home office space, and a beautifully finished en-suite shower room.

There are two further double bedrooms, one currently used as a dressing room, giving the layout excellent flexibility. The family bathroom has been finished to a high standard, with a double ended bath, WC, wash hand basin and a recessed internet-enabled television, making it a properly indulgent space to unwind.

The whole property benefits from underfloor heating throughout, adding to the comfortable, high quality feel.



Annexe and Garage

To the rear of the property is a separate annexe building, incorporating a large double garage with parking in front.

The annexe has its own entrance hall, with stairs leading up to the first floor and useful storage below. There is also a shower room on the ground floor, making the space practical and self-contained.

Upstairs, the studio room is a fantastic size, with a kitchenette and plenty of space for sitting, dining and sleeping areas. It is a hugely versatile addition, whether used for holiday lets, guests, extended family, a teenager wanting their own space, a home office, creative studio or occasional accommodation.

Step outside

The rear garden is enclosed and well arranged, with a generous lawn, patio areas for outdoor seating and dining, and attractive walled boundaries that give the space a private and secure feel. It is easy to imagine this working brilliantly for family life, summer entertaining or simply enjoying the peace of the setting. There is gated access to the rear, along with parking for two cars in front of the garage. The wider setting is a major part of the appeal, with open field views around the property and a real sense of space that perfectly suits the edge of village location.

Area insight

Ashton Keynes is one of those Cotswold villages that people fall for very easily. It has a strong community feel, a pretty village setting and the kind of everyday practicality that makes it more than just a lovely place to look at. There is a well-regarded primary school, village shop, pub, church, village hall, playing fields, clubs and community groups, all helping to create a genuinely active village lifestyle.

The location is also brilliant for anyone who wants countryside and water-based leisure close at hand. The Cotswold Lakes are on the doorstep, offering a wide range of walks, wildlife, watersports, cafes and outdoor activities, while the surrounding lanes and countryside make this a superb base for those who love being outside.

Despite the peaceful village setting, Ashton Keynes is well connected. Cirencester and Cricklade are both within easy reach, offering a wider range of shops, restaurants, schools and everyday amenities. Kemble Station is only a few miles away, providing rail access towards London Paddington, while road links make Swindon, Cheltenham, Gloucester and the wider Cotswolds accessible.

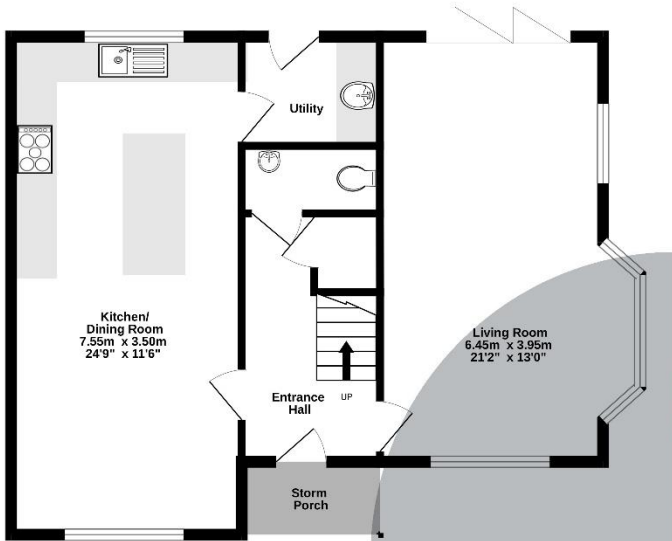
Agents Note

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.

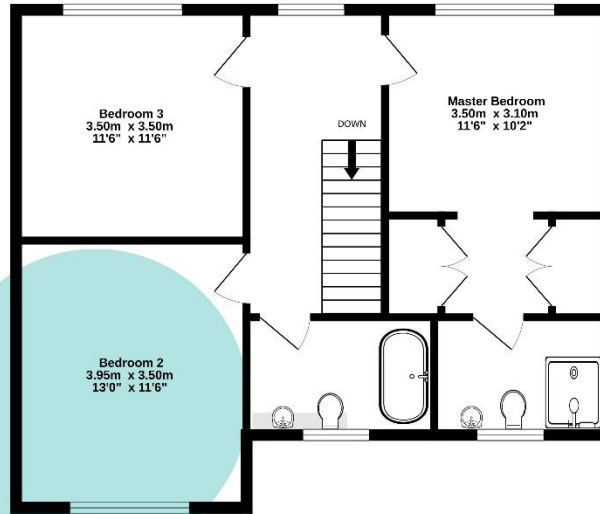
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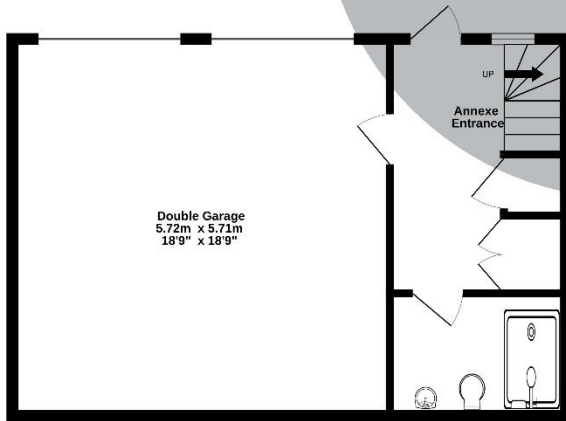
GROUND FLOOR



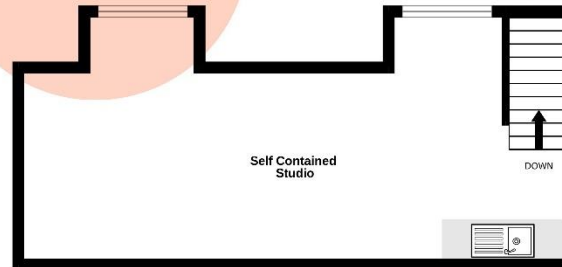
1ST FLOOR



GARAGE GROUND FLOOR



GARAGE 1ST 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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