



15 Four Acre Close, Ashton Keynes, Wiltshire, SN6 6PJ
Asking Price £850,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

15 Four Acre Close offers a superb opportunity to purchase a recently extended and remodelled contemporary five bedroom 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 present vendors have carried out a large extension and remodel of this stunning family house in recent years to now offer incoming purchasers a modern, flexible and stylish living space ideal for the growing family. The selection of high specification living space benefits from underfloor heating to the ground floor accommodation ideal in an open plan living space which also boasts dual aspect to most areas in this light and functional home. There is a selection of openings from the ground floor living space with bi-folding doors leading to the highly secluded and fantastically sized rear garden, a truly ideal family space for children of all ages. Four Acre Close is located in the heart of the village with all amenities within easy and level walking distance for a true village life style. House's such as this are rarely available we urge early viewing.

Asking Price £850,000



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 current vendors purchased 15 Four Acre Close approx. 4 years ago from Cain and Fuller at that stage the property had been a loved family home for many years how ever it was dated and required full renovation. In the last four years the house has undergone a true transformation with a series of extensions and a massive renovation to now provide 2465 sq ft of family accommodation over two floors, a stylish light and contemporary living space. The house benefits from an array of convenience features these include full under floor heating to the ground floor space, a dual aspect to the reception rooms with a series of bi-folding doors leading onto the secluded and sizeable family gardens. There is an extensively fitted Kitchen/Dining/Family room fully equipped to a high standard with comprehensive range of storage and built-in appliances including family breakfast bar ideal for the growing family. A large sitting room has a picture window to front aspect and benefits from an inset wood-burner , such an asset in this open plan flowing living space. To the rear elevation there is a formal lounge, dual aspect with a series of two full opening bi-folding doors onto the secluded rear garden, a stunning room. For those who work from home a home office is located to the side with door access onto the rear garden also. For me the entrance to the house is amazing, central entrance door leads to a wide and long family hallway with full vision to the rear garden in the distance through one of the bi-folding doors. This hallway leads to all of the accommodation as well as door to the integral garage so handy in the winter months. The first floor benefits from five family sized bedrooms and an extensive selection of storage. The master suite is a large open space with dual aspect windows over looking the rear garden, large walk-in dressing room and a contemporary en suite shower room. To the front of the house the 2nd guest suite also has a large walk-in dressing room with door to a contemporary en-suite shower room. The further three bedrooms are all of generous size with pleasant aspects and share use of a family bathroom.

This house must be viewed to appreciate the level of work the current vendors have carried out in the last four years to now present a simply stunning and appealing family living space in this sought after location.

Outside

To the front of the house there is a large lawned area and driveway with parking for three to four cars, this driveway could be extended to provide additional parking if required. Entrance door to accommodation and side gated access to the rear garden.

The rear garden is a truly outstanding feature of the property benefiting from a high degree of seclusion and being mainly laid to lawn it provides a fantastic large open family space for children of all ages being fully enclosed for small animals or young children. To one corner the vendors have erected a large timber workshop/storage shed. A great benefit of the house is the selection of bi-folding doors from the accommodation which access the garden and large patio ideal for outside entertaining.

Integral Garage 18'4" x 17'4" (5.6m x 5.3m)

The property benefits from an extremely large garage ideal for housing lots of family essentials, contained within the garage is the oil fired pressurised boiler system renewed by the present vendors. There is also provision for washing machine and tumble dryers. Roller door to front aspect

Mobile and Broadband

We recommend purchasers go to Ofcom for details.

Viewing

Through Cain and fuller in Cirencester

Council Tax

Band E

Services

The property is warmed by an oil fired central heating system with an underfloor wet configuration to the ground floor

Mains drainage

Mains electric and water

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

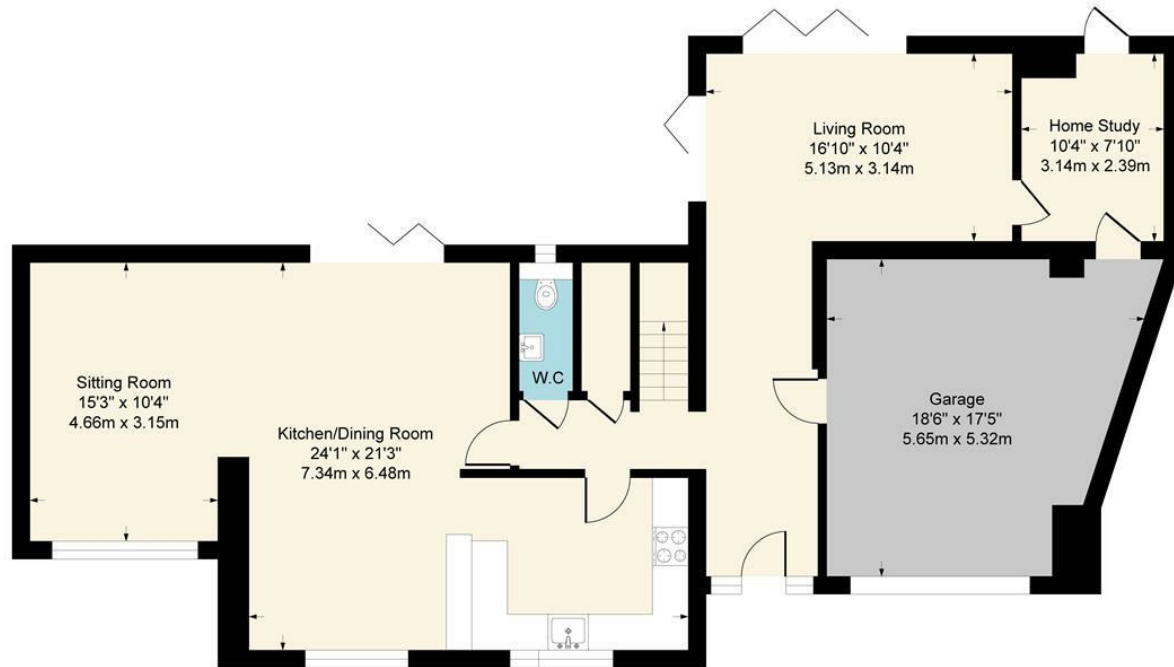
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Cain & Fuller

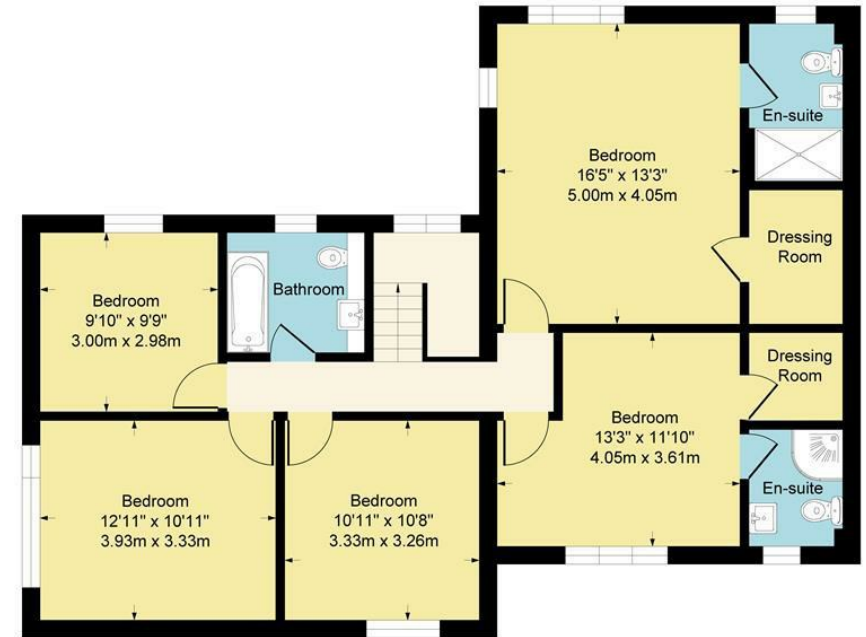




**Approximate Gross Internal Area
2465 sq ft - 229 sq m**



Ground Floor



First Floor

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.