



**1 Harris Road, Ashton Keynes, Wiltshire, SN6 6PR**  
**Asking Price £429,950**

**Cain & Fuller**



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**Cain & Fuller**

Superb opportunity to purchase a modern contemporary four 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 extensive refurbishment and extension in recent years to now offer incoming purchasers a modern, flexible and stylish living space ideal for the growing family. The house is located in the heart of the village with a great selection of playing fields and play areas within easy walking distance for the family, houses such as this are rarely available in Aston Keynes we recommend early viewing through Cain and Fuller in Cirencester.

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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.

## Outside

Externally the property benefits from a gravelled driveway to front with side access to an enclosed family garden offering a safe and secure environment for small animals or young children with an additional brick built storage shed.

## Description

To the ground floor with two large main reception rooms, a useful study area ideal for those who work from home, extensive contemporary kitchen/breakfast room with range of storage based around a modern attractive family range cooker. there is also a large utility room with downstairs WC to side, door opening to the enclosed and secure rear garden. To the first floor there is a selection of four double bedrooms and large modern family bathroom, the large balustrade landing also leads to small additional study which has staircase access to a large loft room split up into two sections with sky light window.

## Driveway Parking

To the front of the house there is a large gravelled driveway with access to the front entrance door.

## Council Tax

Band C

## Viewing

Through Cain and Fuller in Cirencester

## Broadband and Mobile

We recommend going to Ofcom for details on coverage

## EPC

to follow

## 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.

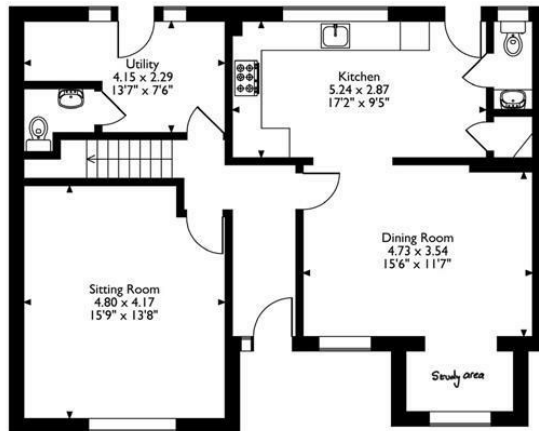




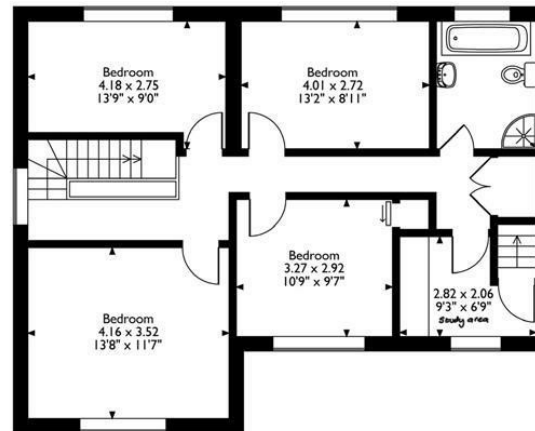




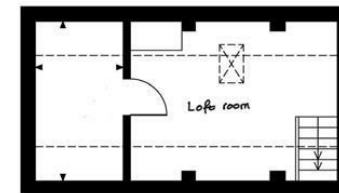
I, Harris Road, Ashton Keynes, Swindon  
Approximate Gross Internal Area  
166 Sq M/1786 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

