



**Old Dairy North End, Ashton Keynes, Wiltshire, SN6 6QR**  
**Chain Free £550,000**

**Cain & Fuller**

**14 Dyer Street • Cirencester • Gloucestershire GL7 2PF**

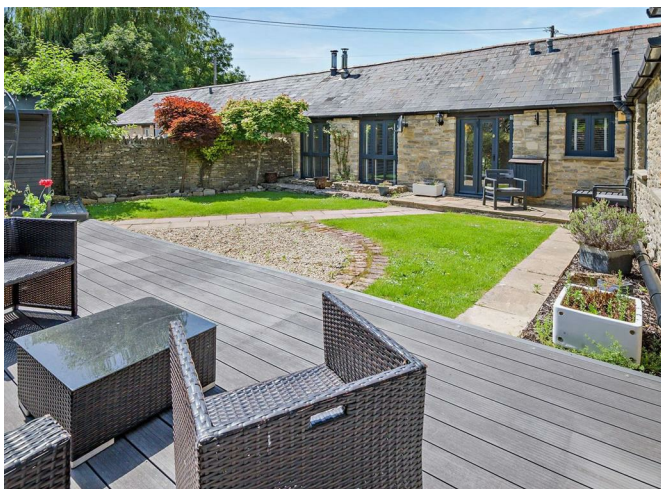
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**Cain & Fuller**

GO TO OUR VR VIRTUAL TOUR TO VIEW THIS PROPERTY IMMEDIATELY ! A truly Unique opportunity to purchase a Cotswold Stone Barn conversion located on the edge of 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 Old Dairy offers open plan attractive living space with a large selection of sympathetic character features combined with modern high specification. Of special mention is the stunning main living area with fully vaulted ceiling and a superb selection of period timbers indicative of the age of the building. Externally there is a selection of landscaped gardens offering seclusion to enjoy the sunny aspect and off road parking for approx. seven cars with a single garage. Barn conversions are so rarely available we urge early viewing through Cain and Fuller in Cirencester.

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### Near by 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.

### 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.

### Description

Entrance door leads to a large reception hallway which gives access to most areas, A truly stunning main living space offers lounging/dining and kitchen areas all with a fully vaulted ceiling and a distinct selection of full exposed roof timbers, the lounging space if focused around a cotswold stone fireplace with fitted wood-burner a wonderful thing in the winter months. This area has a selection of dual aspect windows and opening doors onto the landscaped gardens. An open plan kitchen dining space gives ample space for large dining table and opens onto a comprehensively fitted kitchen area with large selection of storage, and extensive solid wood worksurfaces with Butler sink. A large integral range cooker is the focal point with stainless steel extraction above. There is a selection of recessed and under cabinet mood lighting within this dual aspect living space. The rest of the barn offers four bedrooms, master suite with en suite shower room and a high specification family shower room servicing guests.

### Outside

The main access to the barn is through a five bar gate which leads to a large gravelled parking area enclosed and established with pedestrian access to the entrance door to the barn. The garden area is fully enclosed with access from many rooms within the barn and benefits from amazing seclusion with a selection of grassed and seating areas for entertaining. The garden provides a secure and safe environment for small animals or young children. Further gated access from the

garden leads to the general courtyard parking area and a single garage with parking for two cars to the front belonging to the property.

### Broadband and mobile

We recommend purchasers go to Ofcom for further details

### Garage and Parking

There is a good sized single garage with eaves storage space and additional parking to the front, further gravelled driveway with parking for approx. eight cars with five bar gated access.

### Viewing

Through Cain and Fuller in Cirencester

### Council tax

Band F

### Drainage

The property is serviced by a bio digester shared between the two neighbouring Barns there is a monthly fee of £30 for the maintenance of this unit.

### 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**





Old Dairy, North End, Ashton Keynes, Swindon  
Approximate Gross Internal Area  
109 Sq M/1173 Sq Ft

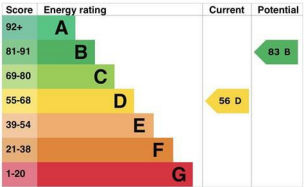


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.