

## Old Dairy North End, Ashton Keynes, Wiltshire, SN6 6QR



Welcome to Old Dairy, Ashton Keynes – A beautifully presented four bedroom character property constructed in natural stone with a slate tiled roof, set just outside this highly sought-after Cotswold village. Offering flexible, single-level living accommodation and available with no onward chain.

# Old Dairy North End, Ashton Keynes, Wiltshire, SN6 6QR

## Key Features



4

Bedrooms



2

Bathrooms



1

Receptions

## Description

Upon entering from the driveway, you are welcomed into a spacious entrance hallway that immediately sets the tone for the quality found throughout the home. The heart of the property is the impressive open-plan kitchen and dining area which flows seamlessly into the sitting room, where a striking brick fireplace with a log burner creates a warm and inviting focal point.

Designed with both everyday living and entertaining in mind, the kitchen offers generous storage, a breakfast bar for informal dining, and attractive oak worktops. Tiled flooring continues through the space, while French doors open directly onto the enclosed rear garden, bringing in plenty of natural light.

The principal bedroom benefits from its own ensuite shower room and also enjoys direct access to the rear garden. In addition, there are three further well-proportioned bedrooms and a stylish family bathroom featuring a large walk-in shower. One of the bedrooms is currently arranged as a cosy snug and study, offering flexible living space to suit modern lifestyles.

## Exterior

Set back from the road with a lawn to the front enclosed by a traditional timber rail fence. The property is approached by a five-bar gate and gravel driveway, parking is available for several cars. Additionally, there's a side garden enclosed by timber rail fencing which overlooks a neighbouring paddock.

The rear of the property is accessed via a shared gravel driveway where a single garage provides additional parking in front. The rear garden is accessed via the property or a timber gate from the rear driveway. The garden feels really private and is enclosed by a wall, there are plenty of mature trees and shrubs.

## Essentials

Wiltshire Council - 0300 456 0109; Valuation Band: F - £3520.24 2026/27

EPC Rating: D

Double glazed windows and doors. Heating and hot water are provided by electricity.

The property is connected to mains water, and the waste is connected to a Bio Digester which is shared by 2 neighbouring properties.

## Area/Location

Situation just outside Ashton Keynes Village and within easy reach of the village centre its amenities and the Cotswold Water parks.

Ashton Keynes is a particularly desirable village with a large range of amenities including shop, post office, popular primary school, pub and a church. There is a friendly community with a variety of clubs and events available as well as the further leisure facilities offered by the Cotswold Water Park. The nearby road network provides easy access to the nearby towns of Cheltenham, Cirencester, Cricklade, Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble to London and Bristol which is approx 4.5 miles away.

## Viewings

Please contact Paul or the Adkins property team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

## Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

## Buyer Verification / AML Compliance

In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

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## Marketing Photos

Please note that some of the marketing photographs used may have been taken during a previous listing of the property. Whilst they are representative, certain aspects may have changed, and we recommend viewing the property in person to fully appreciate its current condition.







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Floor Area: sq ft

The Old Dairy | Ashton Keynes



TOTAL FLOOR AREA: 958sq.ft. (89.0 sq.m.) approx.

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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**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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