

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



Welcome to The Old Dairy | Ashton Keynes - For Sale is this beautifully presented Four-Bedroom character property, finished in natural stone with a slate tiled roof. Situated just outside the village and offering flexible living accommodation on one level. \*\* NO ONWARD CHAIN \*\*

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

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Receptions

## Description

Having entered from the driveway into a welcoming hallway, the inside of this property is nothing less than impressive. The kitchen dining area opens into the sitting room with a stunning brick fireplace and log burner. The kitchen is a focal point for entertaining with ample storage, a breakfast bar and finished with oak worktops. The flooring is finished in Oak, while a French door provides access to the enclosed rear garden.

The Master Bedroom includes an ensuite/shower room and a door to the rear garden. There are three further bedrooms and a bathroom fitted with a large walk-in shower. The current owners use one of the bedrooms as a snug/study.

## 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

Double glazed windows and doors. Oil fired central heating providing hot water and traditional radiators. EPC Rating: F

## Council Tax

Wiltshire Council - 0300 456 0109: Valuation Band: F - £3054.39 2023/24

## 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 provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Fine & Village is the Premium Brand of ADKINS PROPERTY GROUP in Cirencester - We look forward to hearing from you soon.

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## Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Social

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## Market Appraisal | Valuations

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.

## Compliance

If a floor plan is provided, it's for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

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

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













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Floor Area: sq ft



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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