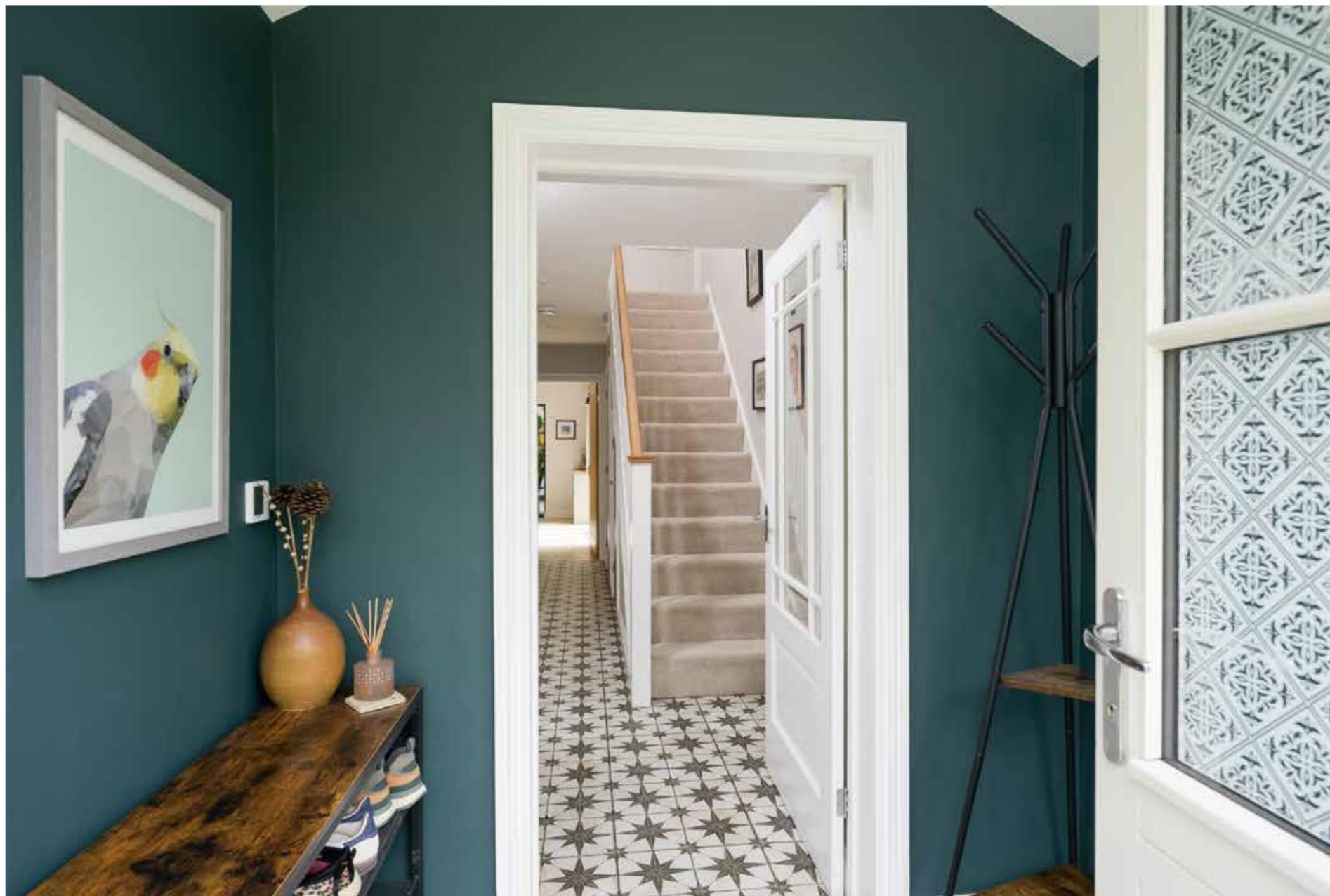




WILLOW VIEW, 35 HIGH ROAD

Ashton Keynes, Swindon, Wiltshire, SN6



## WILLOW VIEW, 35 HIGH ROAD, ASHTON KEYNES

An attractive modern Cotswold stone property, which has been cleverly extended to create an excellent space, set in the heart of this popular village with pretty private gardens, plenty of parking and garaging.

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Local Authority: Wiltshire Council

Council Tax band: F

Tenure: Freehold

Guide Price: £860,000



## THE PROPERTY

Willow View is a beautiful and charmingly presented four bedroom detached Cotswold stone property built approximately ten years ago. Which has been largely improved and extended by the present owner. Situated at the heart of this well-served village and strong community, the property has a spacious hallway and the addition of an elegant hall from which all the principal rooms run. The kitchen offers an excellent family space with access to a new addition to the property: a wonderful, impressive garden room with a wood burner that opens on to a terrace and the private gardens. The property offers highly versatile and energy-efficient accommodation to fit various lifestyles.

Services:  
Mains electricity, water and drainage. Air source heat pump with underfloor heating installed throughout.





## SITUATION

Ashton Keynes has a village pub, active village and community social events, and various clubs, including a jazz festival, fireworks night, village fete, and duck race. Ashton Keynes village shop, doctors' surgery, active village hall, sports clubs, and societies are also available. Cirencester has a wide range of shops and services. Additional shopping at Cheltenham, Oxford, Swindon, Bath, and Bristol. Local schools include Ashton Keynes Primary and Preschool. Deer Park, Kingshill, Cirencester, Farmers Fairford. Cheltenham College, Cheltenham Ladies College, St Edwards, Rendcomb College.

There is easy access to M4 Wootten Bassett Junction 6 M4/M5 interchange at Bristol. Kemble station is 5.8 miles, and Swindon is 13.3 miles (London Paddington 65 minutes). Excellent walking and riding on the extensive network of footpaths and bridleways in the local area. Various sports clubs are available for adults and children within the village. Water sports at Cotswold Water Park. Racing at Newbury, Cheltenham and Bath. Eventing, polo and hunting locally.

### Distances:

Kemble station 5.8 miles | Cirencester 8.7 miles | Swindon 13.3 miles (London Paddington 65 minutes) | Cheltenham 22.5 miles. All distances and times are approximate.





## GARDENS AND GROUNDS

Accessed through a private gravelled driveway, there is a large amount of parking, including space for a campervan and a double garage. An established beech hedge encloses the south-facing gardens. The gardens, mainly laid to lawn, are secluded and beautifully landscaped, and there is a wide variety of mature plants and trees with herbaceous borders. Additionally, there is a seating area, terrace areas to the rear and front.

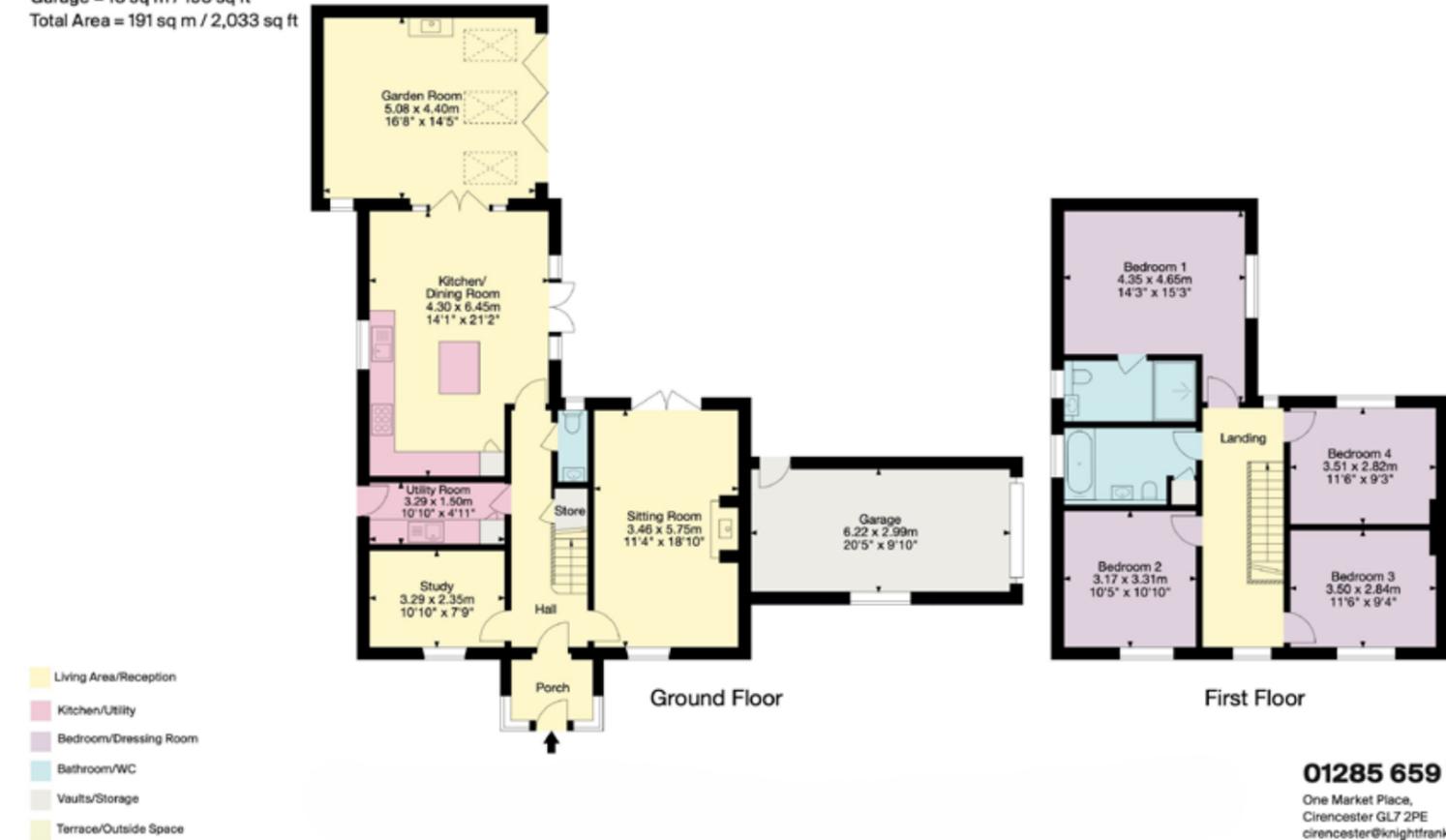
Directions:  
Postcode SN6 6NX  
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# Willow View

## Ashton Keynes, Swindon

Gross Internal Area (Approx.)  
 Main House = 171 sq m / 1,840 sq ft  
 Garage = 18 sq m / 193 sq ft  
 Total Area = 191 sq m / 2,033 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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