

# Orpington House

The Derry, Ashton Keynes, Swindon, Wiltshire





## Impressive Cotswold stone five bedroom village house with a separate one bedroom cottage.

Kemble station 5.8 miles, Cirencester 8.7 miles, Swindon 13.3 miles (London Paddington 65 minutes), Cheltenham 22.5 miles

(All distances are approximate)



### Summary of accommodation

**Ground floor:** Hall | Kitchen/breakfast room | Dining room | Sitting room | Conservatory | WC

**First floor:** Bedroom with ensuite shower room | Four further bedrooms | Family bath and shower room

### Garden and Grounds

Garage | One bedroom studio with shower room

## Situation

Times and distances are approximate.



Ashton Keynes has a village shop, pub and active village social events, including a Jazz festival and fireworks night. Cirencester has a wide range of shops and services, including Cheltenham, Oxford, Swindon, Bath, and Bristol.



Easy access to M4 Wootton Bassett Junction 6 M4/M5 interchange at Bristol.



Kemble station 5.8 miles, Swindon 13.3 miles (London Paddington 65 mins).



Ashton Keynes Primary and Preschool. Deer Park, Kingshill, Cirencester, Farmers Fairford. Cheltenham College, Cheltenham Ladies College, St Edwards, Rendcomb College.



Excellent walking and riding on the extensive network of footpaths and bridleways in the local area.



Cotswold Water Park.



Newbury, Cheltenham and Bath. Eventing, polo and hunting locally.



South Cerney and Oaksey golf course.



## Orpington House

Orpington House is a beautifully presented five bedroom detached property built approximately 20 years ago with Cotswold stone. Situated on the edge of the village yet a short walk to the centre, with open countryside to the front.

The property has a spacious hallway from which all the principal rooms run. The remodelled kitchen offers a wonderful family space with access to the lovely garden room. The property offers highly versatile accommodation to fit a wide variety of lifestyles.

The one bedroom cottage offers a downstairs bedroom with a shower room and a large living/games room above.





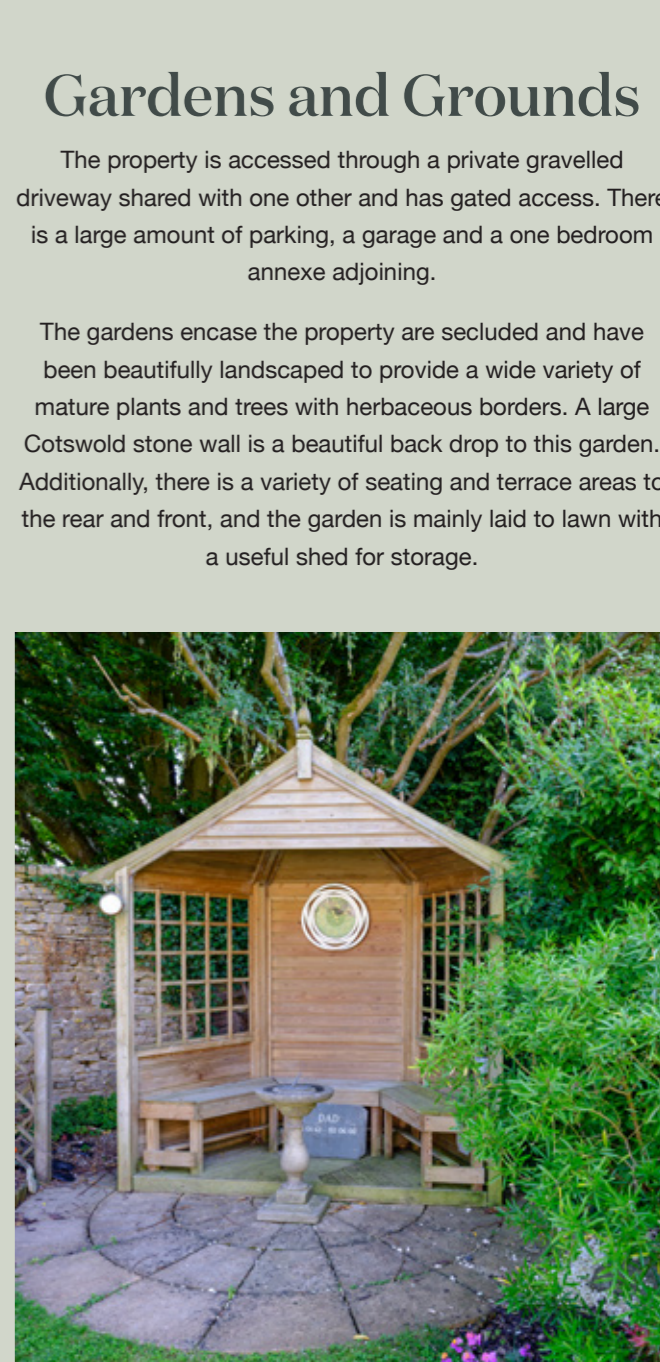


Annexe



Annexe





## Gardens and Grounds

The property is accessed through a private gravelled driveway shared with one other and has gated access. There is a large amount of parking, a garage and a one bedroom annexe adjoining.

The gardens encase the property are secluded and have been beautifully landscaped to provide a wide variety of mature plants and trees with herbaceous borders. A large Cotswold stone wall is a beautiful back drop to this garden. Additionally, there is a variety of seating and terrace areas to the rear and front, and the garden is mainly laid to lawn with a useful shed for storage.

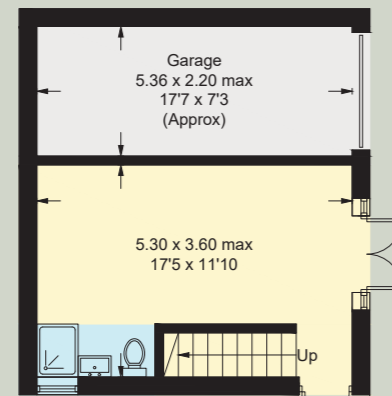
## FLOOR PLAN

Approximate Gross Internal Floor Area

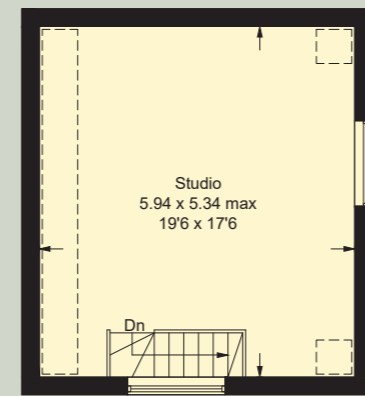
Main House: 221.4 sq m / 2,383 sq ft

Outbuilding: 64 sq m / 689 sq ft

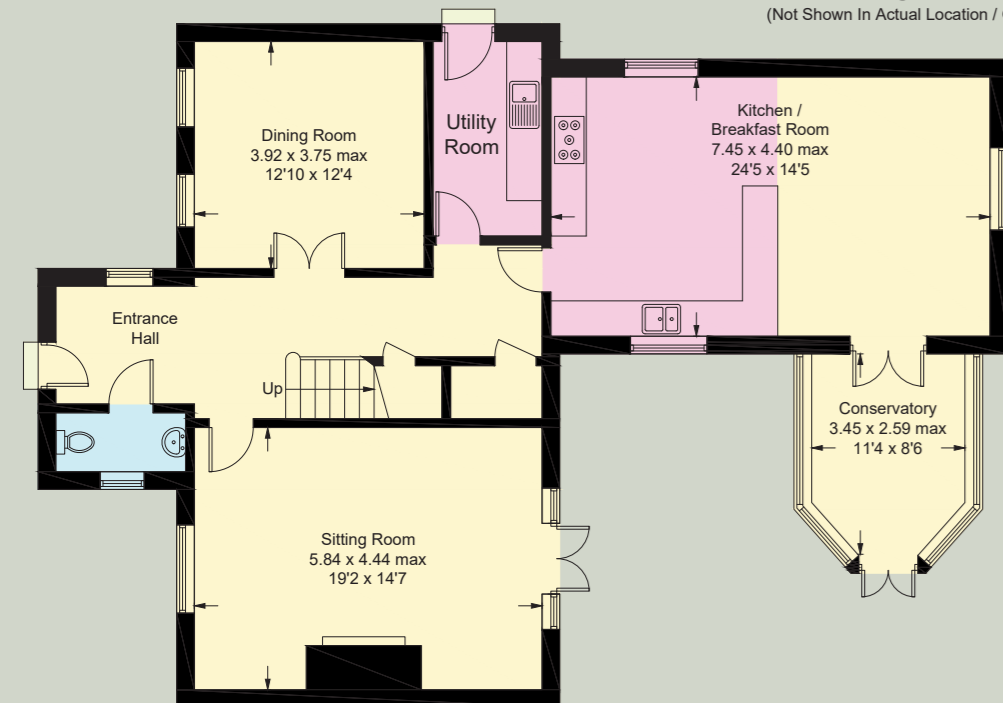
Total: 285.4 sq m / 3,072 sq ft



**Outbuilding - Ground Floor**  
(Not Shown In Actual Location / Orientation)



**Outbuilding - First Floor**



**Ground Floor**



**First Floor**



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."

## PROPERTY INFORMATION

### Property Information

**Services:**

Oil fired heating, mains water and drainage.

**Tenure:**

Freehold

**Local Authority:**

Wiltshire Council

**Council Tax:**

Band G

**EPC:**

D

**Postcode:**

SN6 6PW

**What3Words:**

/// paddocks.shirts.resists

**Guide Price:**

£1,250,000

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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