

JAMES PYLE
FOR SALE

New Build at Kent End, Ashton Keynes, Swindon, Wiltshire, SN6 6PF

Brand new detached stone cottage
Sought-after village location
2 double bedrooms
Open plan kitchen/dining room
Living room with wood-burner
Private parking with EV charging point
Easy to manage sunny garden
Level walking distance to amenities
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £450,000

Approximately 1,032 sq.ft



‘A brand-new natural stone detached cottage located down a quaint lane in the highly sought-after village of Ashton Keynes within the heart of the Cotswold Water Park’

The Property

This brand-new natural Cotswold stone detached cottage is located in the highly sought-after village of Ashton Keynes in the heart of the Cotswold Water Park. Constructed in 2024, the cottage is set in a quaint lane within the village proper and is nestled beside attractive period cottages. The property has both a pub and a local shop within level walking distance. Footpaths leading directly to the Cotswold Water Park lakes run past the door including the Thames Path National Trail.

The thoughtfully designed accommodation extends to around 1,032 sq.ft arranged over two floors. The living room features a multi-fuel stove with a granite surround. The kitchen is open plan to the dining area with patio doors out onto the side terrace. The kitchen has been designed around a central island with integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor. Adjoining the kitchen is a useful cupboard beneath the stairs which has plumbing for a washing

machine. The entrance hall also has a separate downstairs WC. On the first floor there are two double bedrooms and a bathroom which boasts both a bath and a separate shower. The house benefits from plenty of natural light and the landing has space for a desk in front of the window for home workers.

Outside, a gravelled driveway offers private parking for two cars complete with an EV charging point. An impressive and historic Cotswold stone orthostatic wall fronts the cottage and frames the garden which enjoys a sunny south-west aspect. This lovely new property presents a great opportunity for an easily manageable country retreat or holiday let, or equally as a desirable primary residential home.

Situation

Ashton Keynes is a highly desirable, pretty village with an excellent sense of community located in the very heart of the renowned Cotswold Water Park with the infant River Thames meandering

through the village. The village has ample amenities including a community run shop, well-stocked with local produce, the White Hart Pub and an active village hall and church. The popular C of E primary school is rated outstanding by Ofsted. The village benefits from a large playing field and a number of sport clubs including football and tennis. The village hosts many annual events including its famous Duck Race on the River Thames and a popular fireworks display. Other sporting opportunities can be found at many of the lakes across the Water Park including sailing, paddle-boarding and water skiing. The neighbouring village of South Cerney has an 18-hole golf course and driving range. The market town of Cirencester, the capital of the Cotswolds, is only a 10 minute drive away and has a wide range of further facilities and secondary schools. Swindon is a 20 minute drive away with a larger choice of shops and a train station with regular services to London Paddington. The village is well positioned for access to the A419 for commuting to both the M4 and M5.

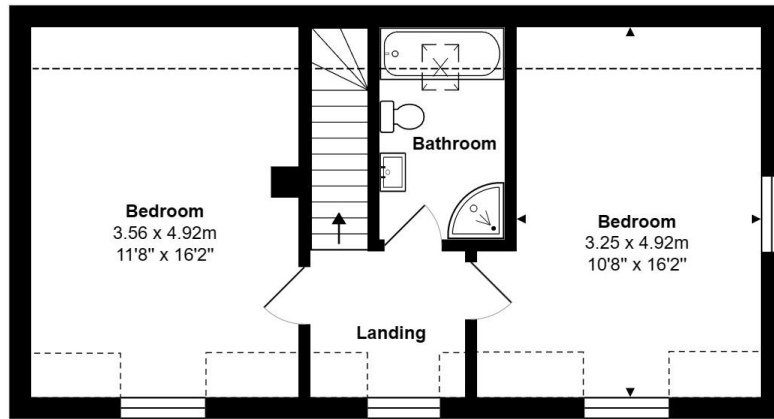
Additional Information

The property is Freehold. The cottage benefits from air source heat pump heating. There is an electric car charging point already connected to the front of the building. There are mains drainage and water and electricity connected. The property is located within a Conservation Area. Superfast broadband is available and there is mobile phone coverage with some restrictions to some networks. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Council Tax Band TBC. EPC Rating TBC.

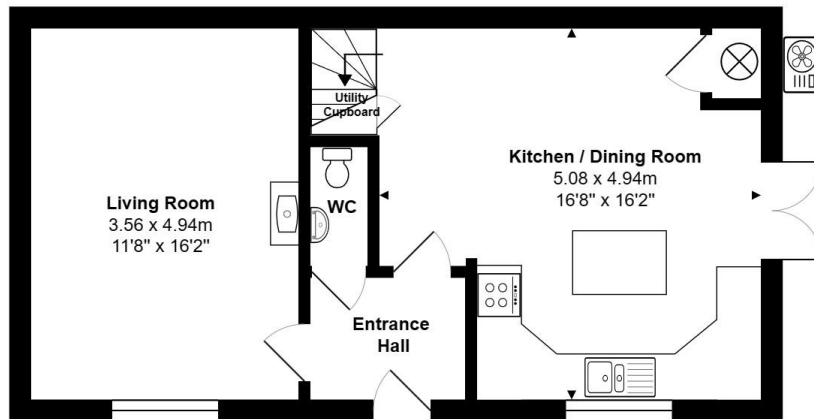
Directions

From the White Hart Inn, head north towards Cirencester on High Road and take the last right hand turn onto Back Street. Continue along this lane and on the bend locate the cottage on the left hand side.
Postcode SN6 6PF
What3words: ///kitchens.satellite.without.





First Floor



Ground Floor



Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display purposes only

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