



Outstanding village house with annexe

Cleveland House, Ashton Keynes, Wiltshire

Freehold



Entrance Hall • Sitting Room • Family Room • Music Room
• Kitchen/Breakfast Room • Cloakroom • Utility Room
• Garden/Dining Room • Study • 4 Bedrooms • Dressing
Room • 2 Bathrooms • Shower Room • Garage • Separate
Annexe with Kitchen/Sitting room • Bedroom • Shower
Room • Wonderful Gardens • Private Parking • In all about
1.6 acres

Situation

Cleveland House is situated on the edge of the village and adjoins open countryside. It is within walking distance of all the amenities that make the village so popular, a thriving primary school, post office, community run shop, parish church, a public house and garage. There are an inordinate number of societies in the village; an excellent example of a thriving community.

The village is self-sufficient in many ways but Cirencester and Swindon, the two major towns in the area, are both within easy motoring distance and provide comprehensive but differing shopping, commercial and recreational amenities.

The village is also situated in the Cotswold Water Park providing water sports, walking, cycling, riding and golf opportunities. The Thames Path passes through the village. There are also leisure centres in Cirencester and Cricklade.

Access to London is particularly easy via the M4 (J15/A419 or J16/ B4696) trains from Kemble and Swindon reach Paddington in approximately 55 minutes. There is a bus service that runs directly from the village to the Cheltenham schools.

Preparatory and public

schools in the area are numerous with Hatherop Castle, Rendcomb College, Prior Park in Cricklade and Pinewood at Bourton all being close by. In addition there are the schools and colleges in Cheltenham. Cirencester has two excellent schools which achieve good results. Ashton Keynes Primary School has an enviable and consistent record in Ofsted inspections and is rated good.

Description

Cleveland House is an outstanding village house which has been extensively enhanced by our clients over the years and benefits from approximately 1.6 acres of land and a useful one bedroom annexe.

Internally the house comprises a kitchen breakfast room with Aga and a range of wall and floor mounted units, a family room which leads perfectly into a wonderful dining/garden room. At the front of the house there are two further receptions rooms which are currently being used as a music room and sitting room. This floor also includes a utility room and cloakroom.





Upstairs there are four bedrooms, three bathrooms and a study. Of particular merit is the master suite on the top floor which includes its own bathroom and dressing room.

Externally the property has wonderful gardens and grounds of approximately 1.6 acres which includes a wild flower orchard, vegetable patch and a pond. There is also a fenced paddock behind.

In addition there is also a spacious garage and a newly converted and well fitted one bedroom annexe.

Tenure

Freehold with vacant possession upon completion.

Postal Address

Cleveland House, Ashton Keynes, Swindon, Wiltshire SN6 6PD

Services

Mains water, drainage and electricity. Oil fired central heating.

Local Authority

Wiltshire District Council.

Fixtures And Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, light fittings, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Cleveland House, Ashton Keynes, Wiltshire

Approximate Area 269.5 sq m / 2901 sq ft

Annexe 46.8 sq m / 504 sq ft

Garage 31.4 sq m / 338 sq ft

Total 347.7 sq m / 3743 sq ft

Including Limited Use Area (19.9 sq m / 214 sq ft)



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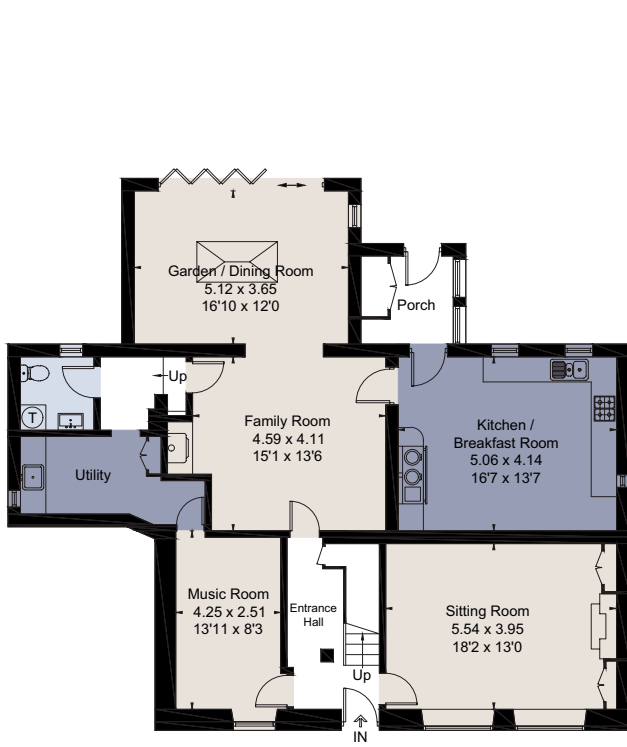
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Sebastian Hipwood

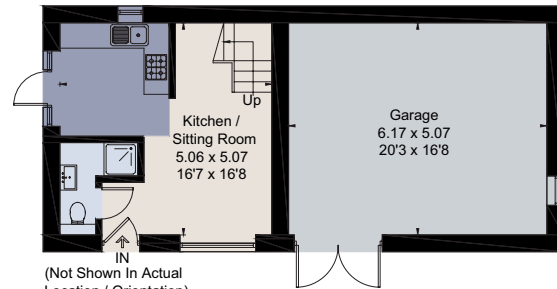
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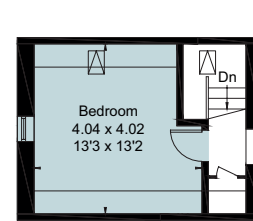


Ground Floor

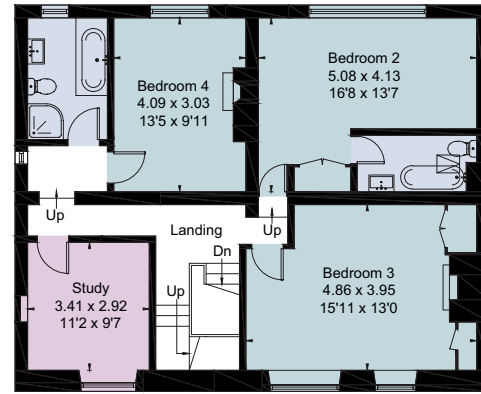


(Not Shown In Actual Location / Orientation)

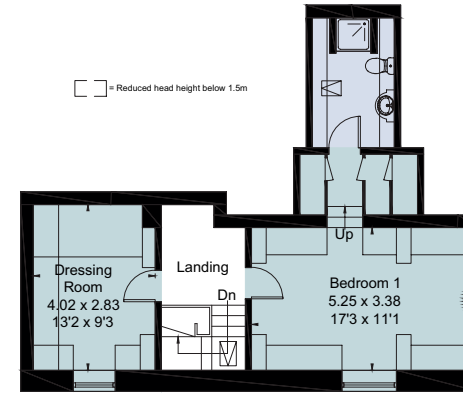
Annexe - Ground Floor



Annexe - First Floor



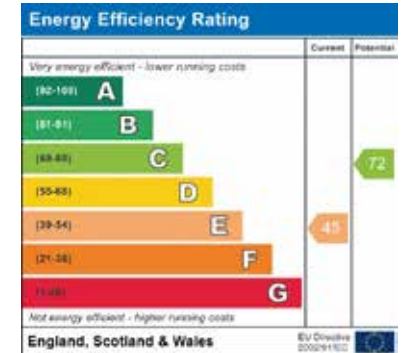
First Floor



Second Floor



□ = Reduced head height below 1.5m



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