Happy Land, Ashton Keynes, Wiltshire.

£640,000 Freehold

Inanda, Happy Land, Ashton Keynes, Wiltshire.

DIRECTIONS
Please use the postcode SN6 6PN or call the office at any time for detailed directions from your location.

SUMMARY
Substantial detached house which is situated on the edge of this popular village with views over open fields all around. The spacious accommodation includes four first floor bedrooms and four separate reception areas downstairs, so could easily provide a fifth bedroom if required. There is parking, double garage, and a private rear garden.

PROPERTY
The property is accessed from the porch into a welcoming entrance hall with stairs rising to the first floor. There is a large living room with open fire and bifold doors to the conservatory which offers an additional reception area with views over the gardens. The kitchen/breakfast room is fitted with a range of storage and appliance space as well as room for a table. It is open to the utility area which has a wall mounted, LPG gas fired boiler, belfast style sink, further appliance space, and a pantry cupboard. There is a good size dining room which offers further reception space or could make a useful fifth bedroom if required. A good size study with views over the front, and a cloakroom with wc, and wash hand basin, complete the ground floor.
The first floor has a large galleried landing with a hatch providing access to the loft space and doors to all of the rooms. The master bedroom benefits from a large walk in wardrobe and an ensuite shower room with shower, wc, and wash hand basin. There are three further double bedrooms, and a family bathroom with airing cupboard and suite comprising bath with shower over, wc, and wash hand basin. All of the rooms offer far reaching countryside views.

GARDENS
To the front of the property is a driveway which provides parking and access to the double garage with full width electric roller door to the front and single and double doors out to the garden to the rear. There is a path to the front door and around the side of the property as well as a small garden area which is enclosed by a hedge and a concealed LPG tank. The private rear garden is south westerly facing and is mainly laid to lawn with areas of patio as well as mature borders with shrubs and trees.

LOCATION
The property is located on the edge of this desirable village. Ashton Keynes is a particularly desirable village with a range of amenities including shop, post office, excellent 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.

VIEWING
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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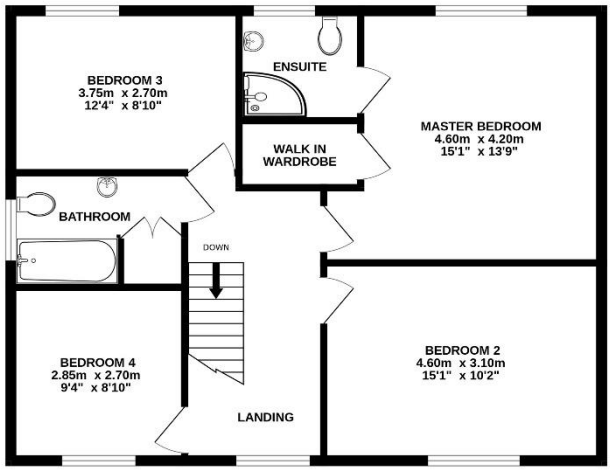
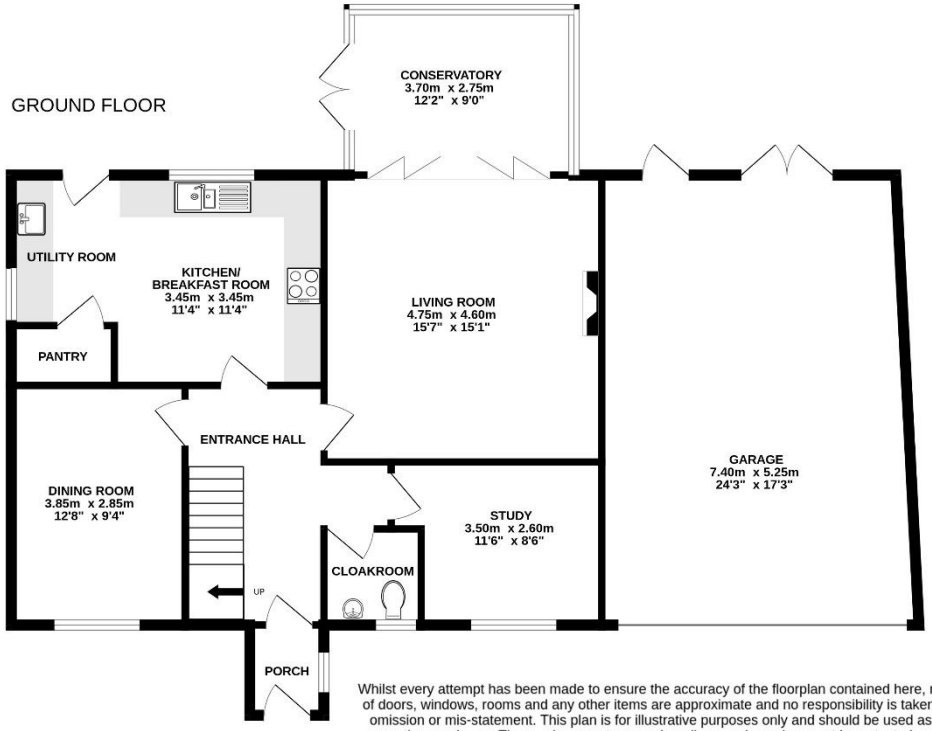
1ST FLOOR



GROUND FLOOR



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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