SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —

6 KINGS DRIVE

Ashton Keynes

6 Kings Drive, Ashton Keynes, SN6 6GD

Entrance hall · Kitchen/ Dining/ Sitting room · 2 Bedrooms · 2 Bathrooms · Terrace
Landscaped garden · Double garage · Gated driveway

A superb contemporary home in a small gated community

Location

Set within a private gated community of just 75 homes, this beautifully presented detached bungalow enjoys a peaceful setting on the edge of the Cotswold Water Park. Surrounded by attractive communal grounds, the development features two lakes, generous lawned areas, an orchard, and far-reaching countryside views, creating a relaxed and welcoming environment.

Perfectly positioned in the heart of the Cotswolds, this location offers the ideal balance of rural tranquillity and excellent connectivity.

Nearby Ashton Keynes is a thriving village in the heart of the Cotswold Water Park, offering a range of everyday amenities including a village shop with Post Office, a popular pub, a well-regarded primary school and parish church. The village also benefits from playing fields, tennis and cricket clubs, and a strong community spirit.

Just a short drive away, Cirencester, often regarded as the "Capital of the Cotswolds", is a thriving market town renowned for its elegant limestone architecture, independent boutiques, excellent restaurants, welcoming cafés, twice-weekly markets, and a convenient Waitrose supermarket

The historic town of Malmesbury and the charming market town of Tetbury lie just 11 miles away. Both are well known for their independent shops, antique stores, cafés, restaurants and comprehensive day-to-day amenities.

To the north, Cheltenham offers outstanding shopping, fine dining and a vibrant cultural calendar, including internationally acclaimed literary, jazz and food festivals, alongside its famous National Hunt racing season.

The surrounding countryside provides exceptional opportunities for outdoor recreation. Canoeing, wild swimming, fishing and an array of country pursuits are all within easy reach. Golf enthusiasts are well served by nearby courses at Baunton, Minchinhampton and Naunton, while an extensive network of footpaths and bridleways makes the area ideal for walking, cycling and horse riding.

Transport links are excellent, with high-speed broadband, convenient access to the M4 and M5 motorways, and direct rail services connecting to London and other major centres. Nearby Kemble railway station offers fast, direct services to London Paddington, making commuting and weekend travel exceptionally convenient. International airports across the South West, Midlands and London are all easily accessible.

Families are particularly well catered for, with an outstanding selection of both independent and state schools nearby. Highly regarded independent schools include Beaudesert Park, Cheltenham College, Westonbirt School and Pinewood School, complemented by excellent state and grammar schools in Cirencester, Stroud, Kemble, South Cerney and Malmesbury.

General Information

Tenure: Freehold.

Services: Mains electricity, water and drainage. Solar panels and air source heat pump.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Wiltshire District Council, County Hall, Wiltshire BA14 8JQ
Tel: 0300 456 0100. Council Tax Band E and EPC rating B.

Description

6 Kings Drive offers an effortless lifestyle, whether as a full-time home or a peaceful weekend escape. Designed for modern living, its light-filled interiors and seamless connection to the garden create a relaxed atmosphere throughout the year.

The spacious open-plan kitchen, dining, and sitting room is the natural heart of the home, perfect for gathering with family and friends. In warmer months, bi-fold doors extend the living space onto the terrace, making al fresco dining and summer entertaining a delight. As the seasons change, the fireplace with its electric wood-burning stove creates a cosy setting for quiet evenings spent reading or unwinding.

With two generous en suite bedrooms, the bungalow offers both comfort and privacy, making it equally suited to hosting guests or enjoying easy day-to-day living.

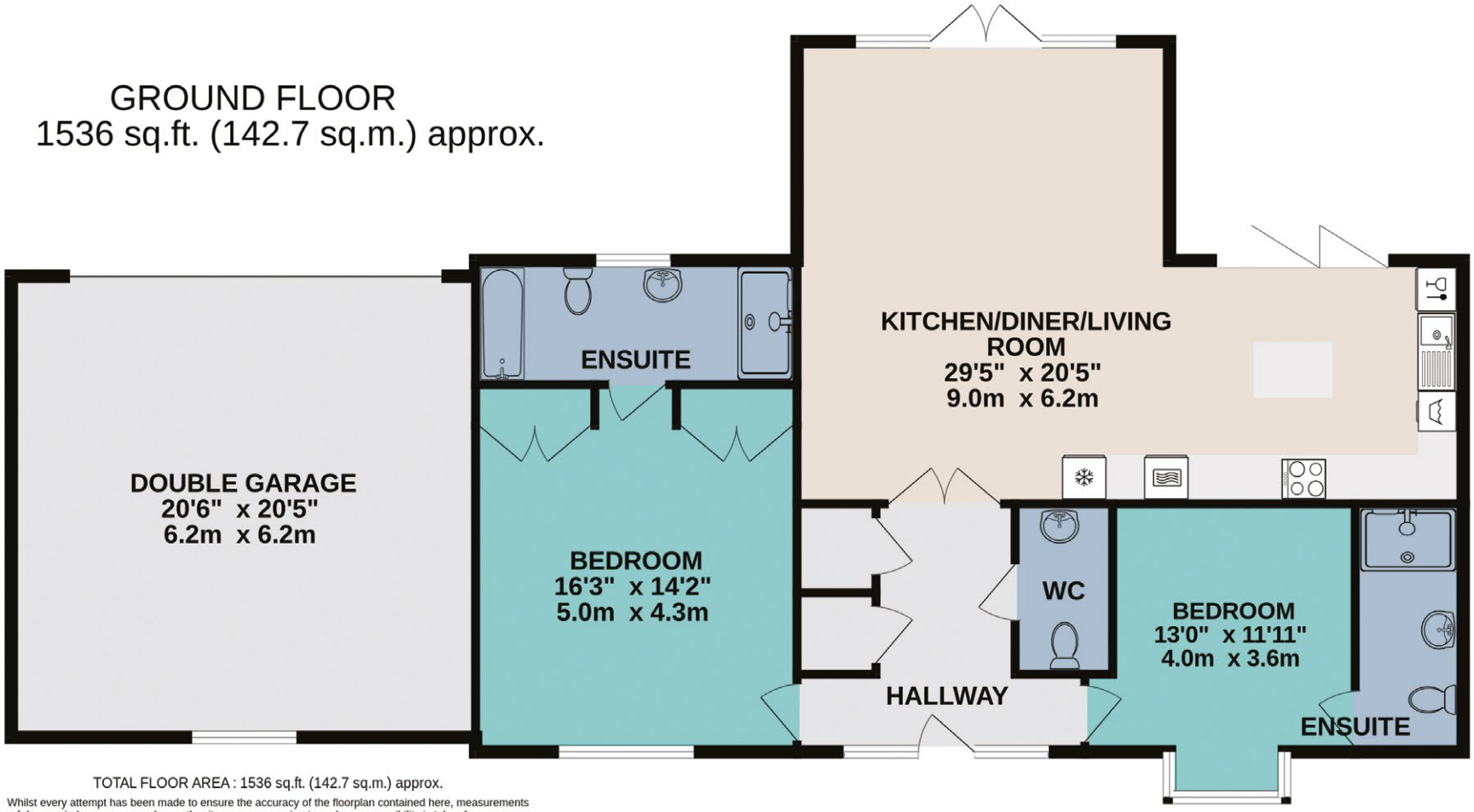
The enclosed garden provides a tranquil outdoor retreat, with lawns and colourful planting creating an attractive space to relax, garden, or simply enjoy the fresh air.

The gated driveway, double garage, and EV charging point add further convenience, ensuring the property is as practical as it is stylish.

Combining contemporary comfort with low-maintenance living, 6 Kings Drive is a home designed to be enjoyed, whatever the season.

Kemble Station 5 miles
(London Paddington 75 mins)
Cirencester 6 miles
Malmesbury 11 miles
Tetbury 11 miles
M4 (Junction 15) 17 miles
Cheltenham 22 miles

All distances and times are approximate



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

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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