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## *28 Park Place*

Ashton Keynes, SN6 6NT

Guide Price  
**£600,000**









# Park Place

Ashton Keynes

Council Tax Band - E | EPC Rating - TBC

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FREEHOLD - GRADE II LISTED

This charming Grade II listed cottage presents versatile living spaces, brimming with delightful features and abundant natural light. Located in the heart of the village, it holds historical significance, dating back to 1763 when it was originally a bakehouse alongside two cottages. Over the years, it has served various purposes including a shop, blacksmith, shoemaker, and post office from 1912 to 1940.

Nestled behind a lush lawned garden and surrounded by mature hedging, the cottage offers a sense of seclusion. Accessed through a gated entrance, a gravelled area provides parking, supplemented by on-street parking at the front. Crafted from Cotswold stone and part red brick, the entrance porch offers convenient storage and leads into the dining room. This well-proportioned, luminous space features dressed stone walls, exposed beams, and an inviting open fireplace.



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Scan here



Garden







Ascending a step, the third reception room awaits—a versatile space currently utilized as a home office but easily adaptable as a snug or family room, brimming with character. Overlooking the garden, the sitting room features a focal point with its dressed stone fireplace housing a wood-burning stove. At the opposite end, a door leads to the garden room. The bespoke Parlour Farm fitted kitchen boasts an array of sage green wall and base units, complemented by dark granite worktops, dressed stone walls, exposed beams, and abundant natural light. Appliances include an integrated dishwasher, fridge/freezer, washing machine, and a freestanding electric range cooker in gloss black, accompanied by a matching extractor chimney and splashback. The polished tiled flooring is enhanced by electric underfloor heating. A staircase at the far end provides access to the first-floor landing with windows overlooking the garden.

On the upper level, accessed via two distinct staircases located at opposite ends of the residence, are three generously sized double bedrooms and the primary family bathroom, each meticulously adorned with tasteful decor.



## Kitchen







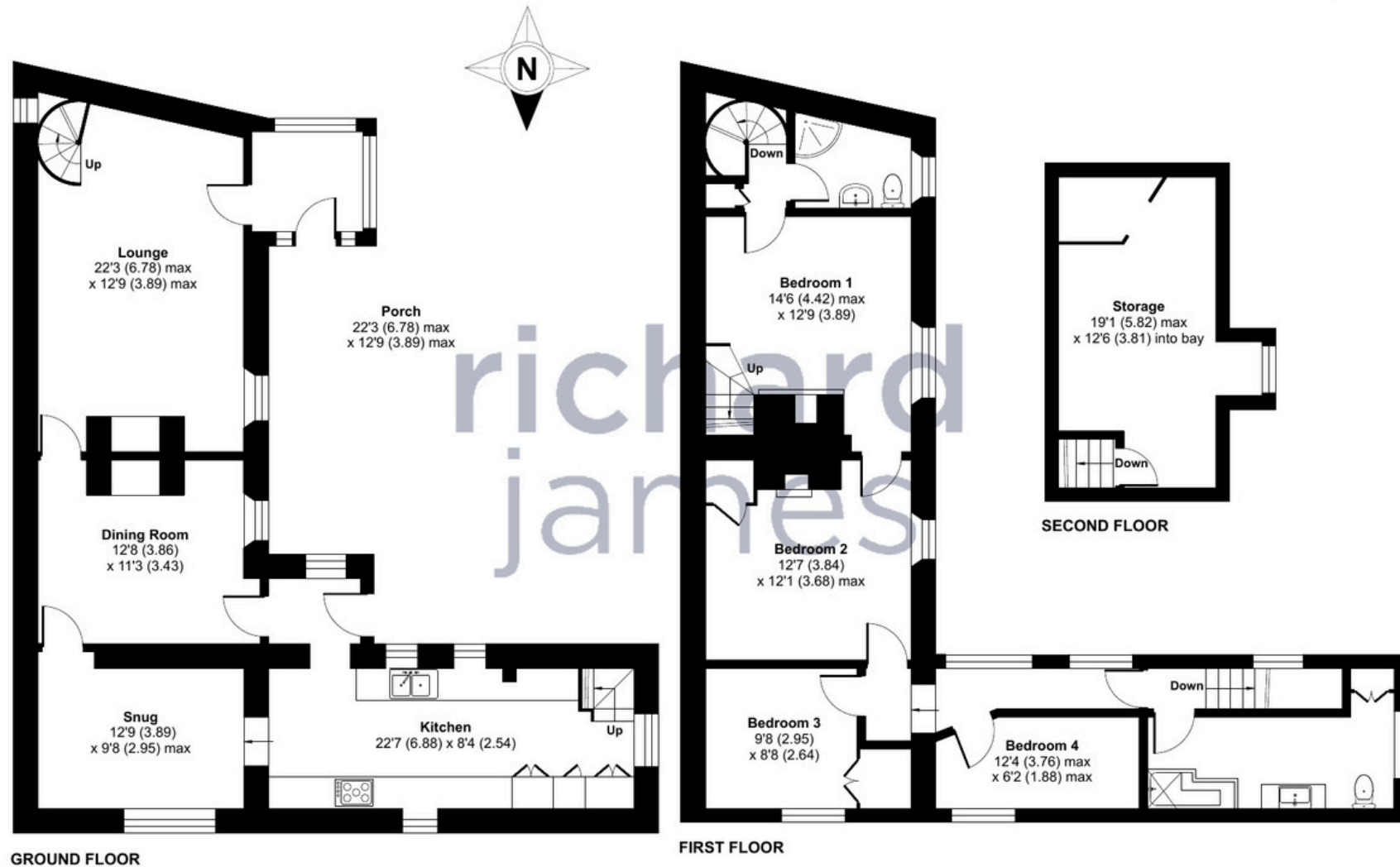
Park Place is located in the picturesque Ashton Keynes. With the Cotswolds on your doorstep and the Cotswold Water Park only moments away, this is the ideal spot for the outdoor enthusiast. There are sailing clubs, open water swimming, fishing lakes and a wealth of walking and cycling opportunities nearby. There is a well-regarded primary school in the village which Ranked in sixth place for the region by the Sunday Times and 125th best nationally! There are also a number of Independent Schools in the neighbouring villages. Ashton Keynes is well located for access to Swindon (20 mins) and Kemble (10 mins), with their mainline stations, Cirencester and Cheltenham.

EPC Rating - F  
Council Tax Band - E (Wiltshire Council)



Approximate Area = 1828 sq ft / 169.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1093759

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