



# WITS END COTTAGE

Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW

MOORE ALLEN  
& INNOCENT



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Wits End Cottage is a beautifully presented detached home that seamlessly blends the charm and character of a traditional cottage with the comfort and convenience of modern living. Thoughtfully designed and immaculately maintained, this exceptional and unique property offers spacious and flexible accommodation in a peaceful setting on the fringes of the village.

OFFERS IN EXCESS OF  
£700,000



The property is nestled within a picturesque cottage garden, featuring a central lawn bordered by attractive mixed planting and enjoying open rear aspects. A larger than average single garage and driveway provide ample parking, adding further practicality.

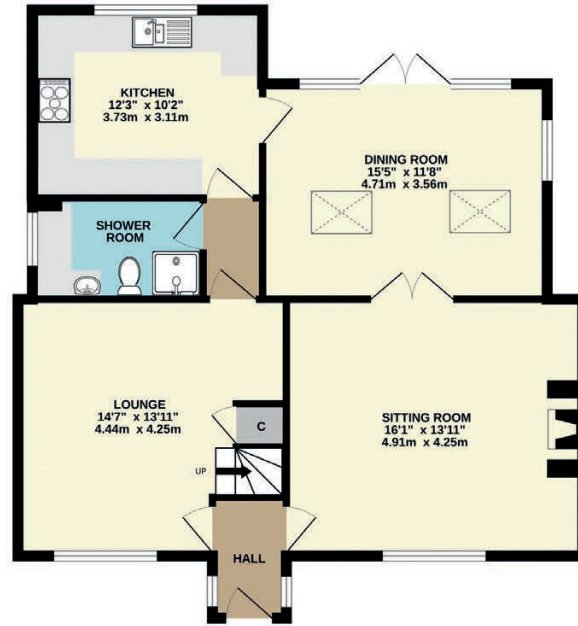
A considerably designed rear extension enhances the living space, creating a wonderful flow on the ground floor—perfect for modern family life and entertaining. The generous garden/dining room links effortlessly with the kitchen and sitting room, forming a highly sociable and open-plan living area. There is also a separate reception room to the front, ideal as a snug or study, and a useful utility room complete with shower and WC.

The traditional-style fitted kitchen is complemented by modern composite worktops, plumbing for a dishwasher, and a range cooker with matching stainless steel extractor—blending classic design with contemporary functionality.

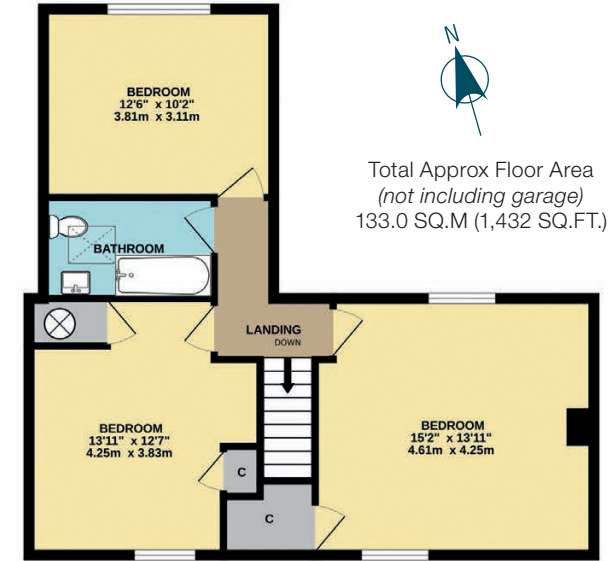
The sitting room features a wood-burning stove, perfect for cosy winter evenings, while attractive solid wooden flooring runs throughout the main living spaces, adding warmth, charm, and easy maintenance.

Upstairs, the accommodation is equally impressive. The spacious master bedroom is accompanied by two further double bedrooms, all served by a well-appointed family bathroom. The generous proportions throughout provide unexpected space for a home of this style.




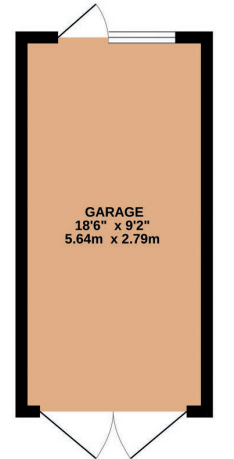


Ground Floor  
75.3 SQ.M (810 SQ.FT.)



First Floor  
57.7 SQ.M (621 SQ.FT.)

  
Total Approx Floor Area  
(not including garage)  
133.0 SQ.M (1,432 SQ.FT.)



Garage  
15.7 SQ.M (169 SQ.FT.)

**Services:** Mains electricity, water (metered) and drainage are connected to the property. Oil fired central heating feeding radiators. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

**Outgoings:** The property has been placed in Band 'F' for Council Tax purposes; charges 2026/27 £3,520.24.

**EPC:** C (69).

**Local Authority:** Wiltshire Council  
0300 456010.

**Tenure:** Freehold with vacant possession upon completion.

**Location:** Ashton Keynes is an extremely popular village on the River Thames and offers a thriving community in the heart of the Cotswold Water Park. The village benefits from a friendly local shop, outreach post office, historic village pub and numerous clubs with excellent facilities, including cricket, tennis, youth football, choir, reading, craft and music. There is also a very popular Ofsted rated as Good village primary school.

Communication links give easy access to the M4 and M5 motorways and well-connected direct train services to London.

#### DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016



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