



COX HILL BARN

Ashton Keynes, Wiltshire SN6 6QR

MOORE ALLEN
& INNOCENT





Total Approx Floor Area
341.6 SQ.M (3,677 SQ.FT.)

A substantial barn conversion with two separate B&B units. This exceptional bespoke property offers outstanding versatility, with 342m² (3,700 sq ft) of beautifully arranged accommodation. The property is complemented by a range of outbuildings providing fantastic opportunities for a variety of uses, all set within attractive private grounds that extend to 2.8 acres.

GUIDE PRICE **£1,395,000**

This represents a unique opportunity to acquire a superb individual home that benefits from considered design, the heart of which is built around a large open plan living environment combining a hand crafted kitchen with integrated appliance package, a dining area with French doors opening out to the patio and a generous sitting room focussed around a contemporary design woodburning stove.

To one end of the property is an impressive principal bedroom suite, incorporating a double bedroom with vaulted ceiling, his and hers dressing rooms and ensuites, ample storage and a snug/ additional bedroom.

Beneath a storm porch the front door opens into a generous entrance hallway with storage and plant room, study, well-equipped utility/boot room and cloakroom. Four double bedrooms are served by a superb family bathroom and ensuite shower room. Great flexibility is provided by another large room currently utilised as a playroom and gym.

Within the light spacious interior, the design incorporates many of the original features that blend with modern fittings and green technologies. It offers a very comfortable living environment and provides many options for you to format the extensive accommodation to suit your lifestyle.

The formal entrance has electric gates leading off a quiet village road on to the gravel driveway that sweeps in and provides

parking. Additionally, the rear entrance offers further parking and garaging, this is also convenient as separate access for the range of outbuildings.

Gardens surround and connect to a large barn located at the front of the property. These various outbuildings offer exceptional versatility and potential for a range of uses, including a granny annexe, guest accommodation, an inspiring work-from-home studio, or a workshop. Historically, two of these buildings operated successfully as bed and breakfast units. There is a further barn that the owner was considering obtaining planning to convert to a holiday cottage, all services are nearby.

Set well within its plot of attractive surrounding gardens - this is certainly an opportunity not to be missed.

Services: We understand that mains water and electricity are connected to the property, with private drainage system. Underfloor heating via an air source heat pump and pressurised Hot water via an additional independent air source heat pump.

Outgoings: The property has been placed in Band 'G' for Council Tax purposes; charges 2026/27 £4,061.82.

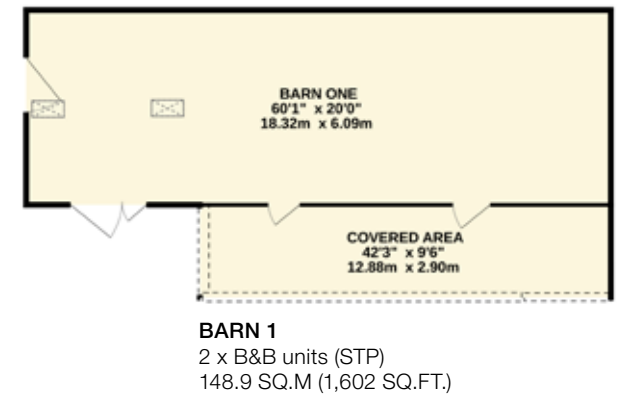
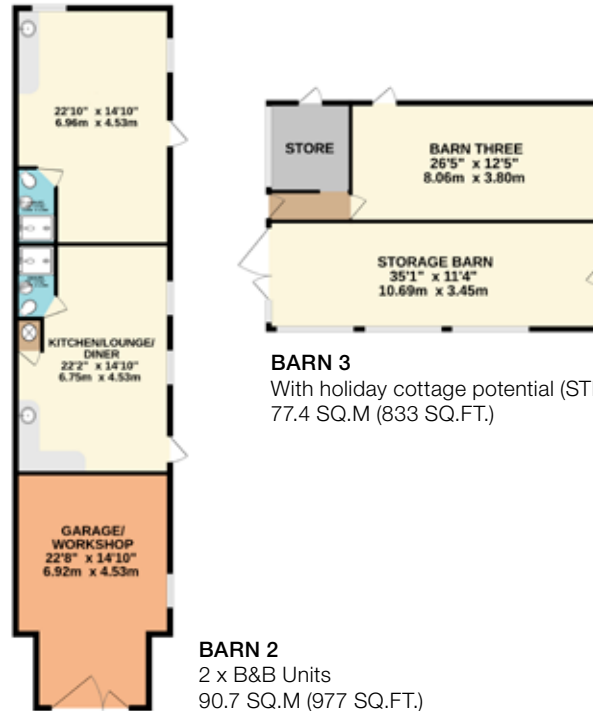
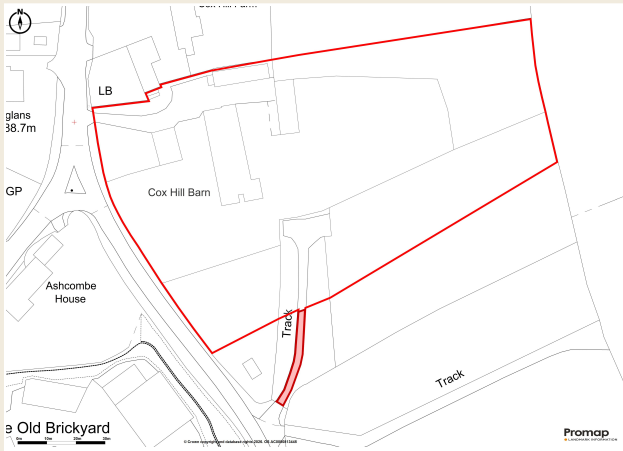
Local Authority: Wiltshire District Council, 01249 706111.

Tenure: The property is freehold with vacant possession upon completion.

Location: Ashton Keynes is a thriving village located within the Cotswold Water Park which offers a good range of day to day facilities, these include a village shop and post office, a pub, a well-regarded primary school as well as a parish church. There are playing fields and a good selection of clubs, including tennis and cricket club and also societies within the village. Excellent communication links to the M4/M5 accessed at Swindon and Gloucester.

Railway stations at Kemble (6 miles) & Swindon. Cirencester c.7m, Swindon c.13m, Cheltenham, c.19m, Gloucester c. 23m.





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DISCLAIMER

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