alan
hawkins
PROPERTY SALES & LETTINGS
22 The Fox, Purton, SN5 4EF

• 4/5 Bedroom Detached
• Desirable Rural Location
• Versatile Accommodation
• Three Reception Rooms
• Three Bath/shower Rooms
• Two Garages
• Large Rear Garden
• Views To Front & Rear
• Viewings Advised

22 The Fox, Purton, SN5 4EF

£550,000

An attractive and appealing 4/5 double bedroom detached family home pleasantly situated on grounds equaling 1/4 of an acre in size in a quiet rural location on the outskirts of the village of Purton. Boasting a generous rear garden, driveway parking for several vehicles, both an integral and detached garage with views to the front and rear, this flexible accommodation comprises a uPVC double glazed entrance porch to an entrance hall, dining room, snug with cast iron wood burner, a light and airy dual aspect living room overlooking the rear garden, kitchen, utility room and downstairs bathroom. A staircase from the living provides access to two double bedrooms on the first floor with the master bedroom to the rear boasting an en-suite bathroom. A staircase from the entrance hall leads to a further two double bedrooms with an en-suite shower room to bedroom two. In between the four bedrooms is a versatile space measuring 12ft x 10ft which could be used as bedroom 5. Outside is an attractive front garden laid to lawn with parking for two vehicles in front of the attached garage. Gates to the side enclose the rear garden and provide further driveway parking for two to three vehicles in front of an additional detached garage with workshop to the rear. The mature rear garden measures an approximate 100ft x 50ft backing on to paddocks behind with an array of various shrubs and trees being mainly laid to lawn with a graveled seating area. Further attributes include oil fired central heating and uPVC replacement double glazing.

Entrance Porch
Tiled flooring. uPVC double glazed. Entrance door to

Entrance Hall
Original varnished floorboards. Coved ceiling. Single radiator. Carpeted staircase to the first floor with under stair recess.

Sitting Room
11'11 x 12'0 (3.63m x 3.66m)
Coved ceiling,. Window to front. Brick fireplace and chimney breast with tiled hearth housing wood burning stove. Radiator. Telephone point.

Dining Room
11'11 x 10'2 (3.63m x 3.10m)
Coved ceiling. Window to front. Brick fireplace and chimney breast with tiled hearth. Radiator. Wall light.

Living Room
17'9 x 15'3 (max) (5.41m x 4.65m (max))
Wood effect laminate flooring. Coved ceiling. Sliding double glazed patio doors and window to the rear elevation. Window to the side elevation. Two radiators. Television point. Telephone point.. Five wall lights. Stairs to first floor with under stair recess. Partially open to

Kitchen
12'3 x 11'10 (3.73m x 3.61m)
Tiled flooring. Coved ceiling. Double glazed door and window to the rear elevation. Range range of wood fronted floor and wall cupboards with wood trimmed work surfaces. One and a half bowl single drainer stainless steel sink unit. Tiled surrounds. Three wall lights. Extractor hood.

Utility Room
6'9 x 5'7 (2.06m x 1.70m)
Tiled flooring. Recessed spotlights. Obscure glazed window to the side elevation. Single drainer stainless steel sink unit with cupboard under. Ceramic tiled surrounds. Radiator.

Bathroom
Tiled flooring. Recessed spotlights. Obscure glazed window to the rear elevation. Coloured suite comprises a corner bath with mixer tap shower attachment, inset wash basin on cupboard base and low level WC. Tiled surrounds. Radiator/towel rail. Shaving light/socket.

From the entrance hall carpeted staircase to the

First Floor Landing
Window to the front elevation. Access to the loft with a pull-down ladder.

Bedroom Two

12'6 (max) x 8'8 (max) (3.81m (max) x 2.64m (max))

Coved ceiling. Window to the rear elevation. Radiator. Door to 'Jack and Jill' shower room.

'Jack & Jill' Shower Room

Recessed spotlights. White suite comprising of shower cubicle, wash basin on cupboard base and close coupled WC. Fully ceramic wall tiled surrounds. Electric heated towel rail. Extractor fan. Shaver socket. Built-in storage cupboard. Access to loft.

Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)

Coved ceiling. Window to the front elevation. Brick chimney breast with tiled hearth and cast iron fireplace. Airing cupboard housing insulated hot water cylinder with immersion heater. Radiator. Opening through to 'Jack and Jill' shower room.

Bedroom Five/Study

12'0 x 10'2 (3.66m x 3.10m)

Coved ceiling. Window to the front elevation. Built-in shelved cupboard. Brick chimney breast with tiled hearth and cast iron fireplace. Radiator. Telephone point. Two wall lights. Exposed stone wall.

Further landing area with access to the

Master Bedroom

12'11 (max) x 12'6 (3.94m (max) x 3.81m)

Coved ceiling. Two windows to the rear elevation. Two radiators. Fitted wardrobes with sliding doors. Three wall lights. Access to loft. Television point. Telephone point.

En-Suite Bathroom

Coved ceiling. Obscure glazed window to the side elevation. White suite comprising corner bath with mixer tap shower attachment and electric shower over, pedestal basin and close coupled WC. Ceramic tiled surrounds. Heated towel rail/radiator. Shaving light/socket.

Bedroom Four

13'5 x 9'7 (4.09m x 2.92m)

Coved ceiling. Window to the front elevation. Built-in wardrobes with sliding doors. Radiator.

Outside

Front Garden

Laid to lawn with shrubs. Raised flower bed. Various mature trees. Outside security lights. Access via double gates to driveway leading to a detached garage/workshop. Driveway leading to:-

Integral Garage

16'8 x 10'0 (5.08m x 3.05m)

Metal up and over door. Power and light. Oil fired boiler for central heating and domestic hot water.

Rear Garden

100ft x 50ft approximately (30.48mft x 15.24mft approximately)

Measuring approximately 100' x 50' and backing onto fields. Gravelled area. Outside security light. Laid mainly to lawn with well stocked flower and shrub beds. Mature trees including ash and holly. Two timber garden sheds. Enclosed by timber fencing and stone walling.

Detached Garage/Workshop

25'4 x 10'5 (7.72m x 3.18m)

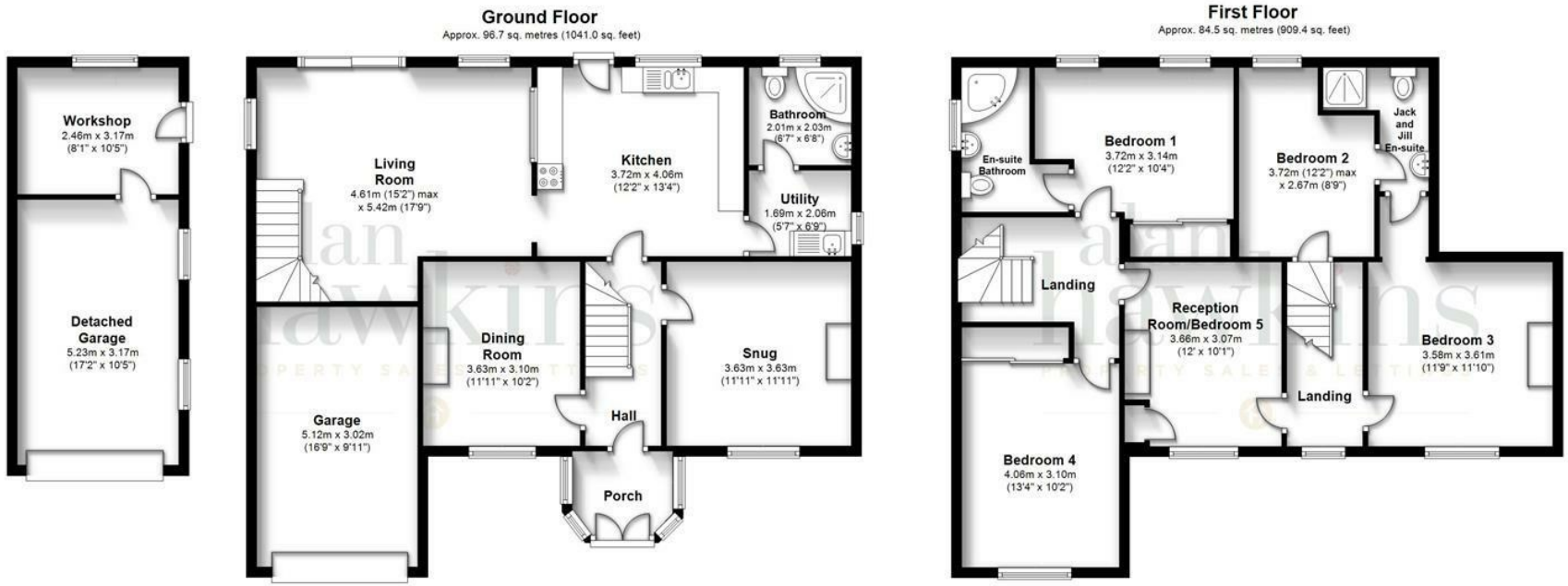
Up and over door Two windows to side. Power and light. Eaves storage space. Door into workshop with window and half glazed door to side, power and light. Outside security light.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109



Total area: approx. 181.2 sq. metres (1950.4 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

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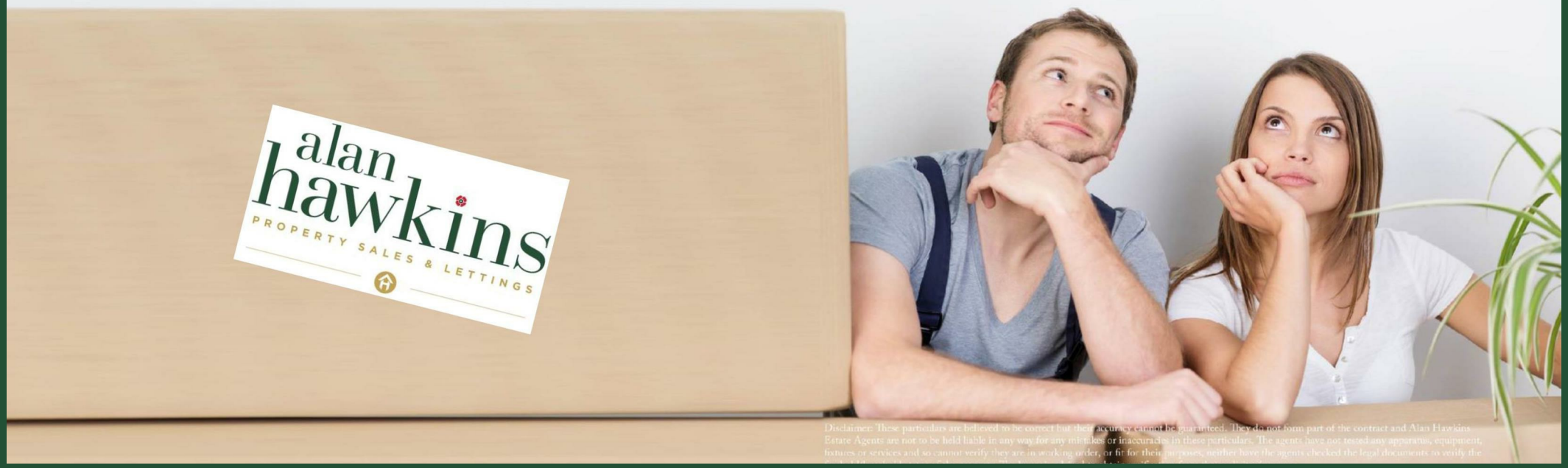

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