



Restrop Road, Purton, Swindon, SN5 4BP

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PROPERTY SALES & LETTINGS



- Extended Two Bedroom Cottage
- Home Office
- Conservatory With Under Floor Heating
- Utility Area
- Village Location

- Generous Well Maintained Rear Garden
- Multi-car Driveway Parking
- Modern Kitchen
- Recently Replaced Boiler
- Must Be Viewed!

# 19 Restrop Road, Purton Swindon, SN5 4BP

**£325,000**

A beautifully maintained and extended Victorian semi-detached home, offering a generous rear garden with home office and substantial driveway parking to the rear – ideal for storing a caravan or motorhome. Situated in the highly regarded village of Purton, the property enjoys convenient access to neighbouring towns and villages, as well as Junction 16 of the M4.

The well-presented internal accommodation comprises an entrance porch leading into a welcoming hallway with staircase rising to the first-floor landing. The ground floor features a spacious open-plan living and dining area with log burning stove, a utility space with rear porch, a modern fitted kitchen with breakfast bar, and an impressive conservatory with underfloor heating, overlooking the beautifully landscaped rear garden.

To the first floor are two generously sized bedrooms, including a large principal bedroom to the front, along with a stylish family bathroom. Formerly the third bedroom, the bathroom now offers a luxurious layout with a bath and separate shower cubicle.

Externally, the property benefits from roadside parking to the front for visitors, a

low-maintenance walled frontage, and gated side access to a fully enclosed rear garden. The garden features a patio seating area, lawn, and well-established shrubs and flower beds. Additional gated access leads to a large driveway, accessed via Water Field Road, providing parking for up to three/four vehicles and including a useful home office space with uPVC French Doors and double glazed window power and lighting.

Further benefits include gas central heating via a newly installed combination boiler and uPVC double glazing throughout.

To arrange a viewing, please contact Alan Hawkins Property Sales today.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2151.36  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 1000 mbps (Ofcom)

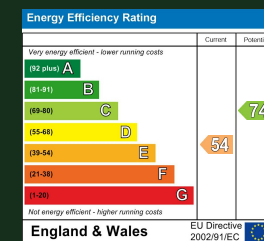
Gas: Mains

Water + Waste: Mains

Electric: Mains

## Management Fee: N/A

## Energy Efficiency Rating (England & Wales)



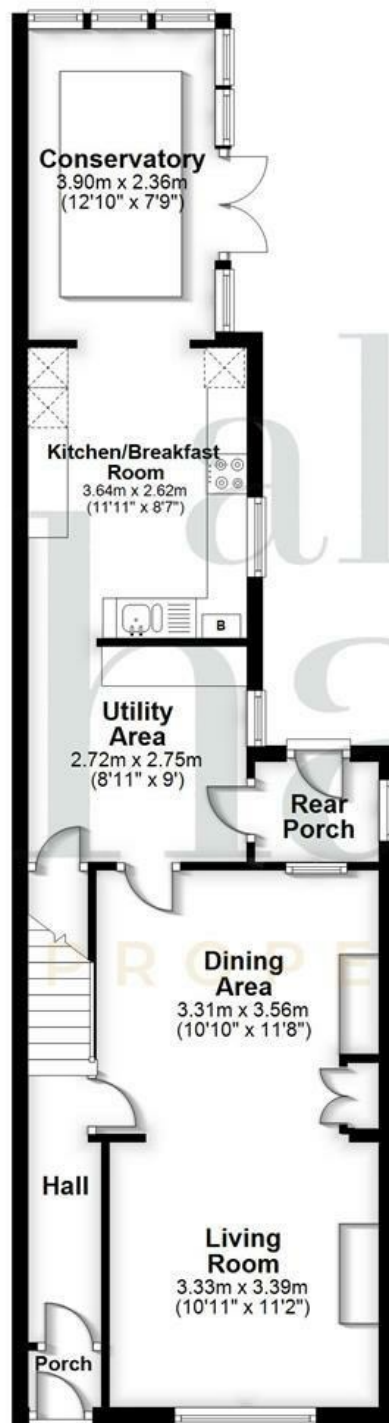






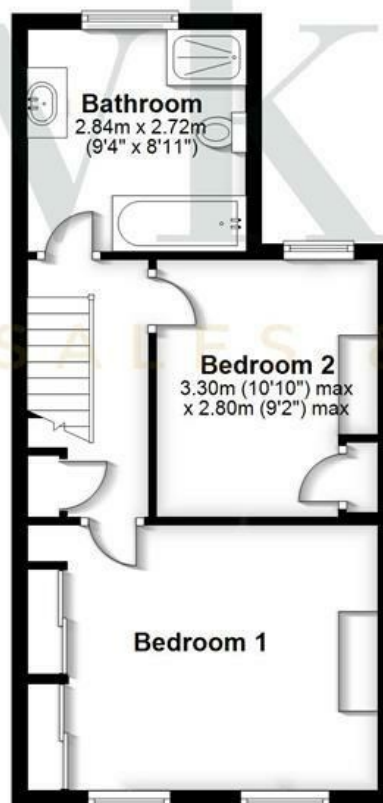
## Ground Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



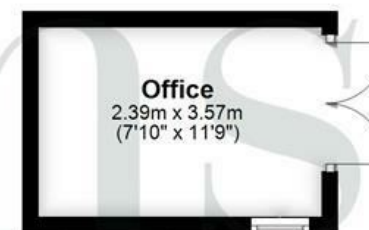
## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



## Garden Office

Approx. 8.5 sq. metres (91.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)

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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

