


# Packhorse, Purton, SN5 4HU

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- Three Double Bedroom Property
- Countryside Views
- Two Double Garages
- Kitchen/Breakfast Room
- Southerly Facing Rear Garden
- No Onward Chain
- No Through Road Lane
- Impressive Living Room
- Downstairs Bedroom & Bathroom
- Excellent Scope To Personalise & Enhance

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# Packhorse House Packhorse
# Purton, SN5 4HU

## £475,000

Situated on a private no-through road in Packhorse, Purton, this individual detached home is being offered for sale for the first time in over 65 years. Designed and built in the 1960s, the property offers an interesting and distinctive layout, with the added benefit of both, an integral double garage and a separate detached double garage. While now requiring updating, the property offers excellent scope for improvement and the opportunity to create a lovely family home in a desirable setting with southerly facing open countryside views to the rear.

The accommodation begins with a front entrance porch leading into a reception hallway, from which the principal ground floor rooms are accessed. The generous dual-aspect living room enjoys plenty of natural light, while the kitchen/breakfast room provides space for everyday family use. An extended garden room overlooks the rear garden and fields beyond. Also on the ground floor is a bedroom and bathroom, together with internal access to the integral double garage.

Stairs from the reception hallway lead to the first floor, where there is a separate WC and two double bedrooms, both enjoying far-reaching views across the surrounding countryside.

Outside, the property benefits from parking to the front, with gardens extending around the house. The rear garden enjoys an attractive outlook over open fields, providing a pleasant backdrop to the property. In addition to the integral double garage, there is a detached double garage, offering further parking, storage or workshop potential.

Offered for the first time in more than six decades, this is a rare opportunity to acquire an individual 1960s home with excellent potential to update and enhance, in a private setting within Packhorse, Purton.




### Viewings

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

### Council Tax: Wiltshire Council

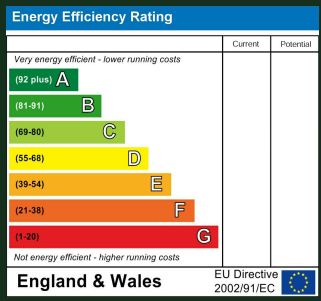
Tax Band F For year 2026/27 = £3669.58
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

**Heating - Oil**
**Electric - Mains**
**Water - Mains**
**Drainage - Cesspit**
**Internet - Up to 900 Mbps Full Fibre available**

### Energy Efficiency Rating (England & Wales)




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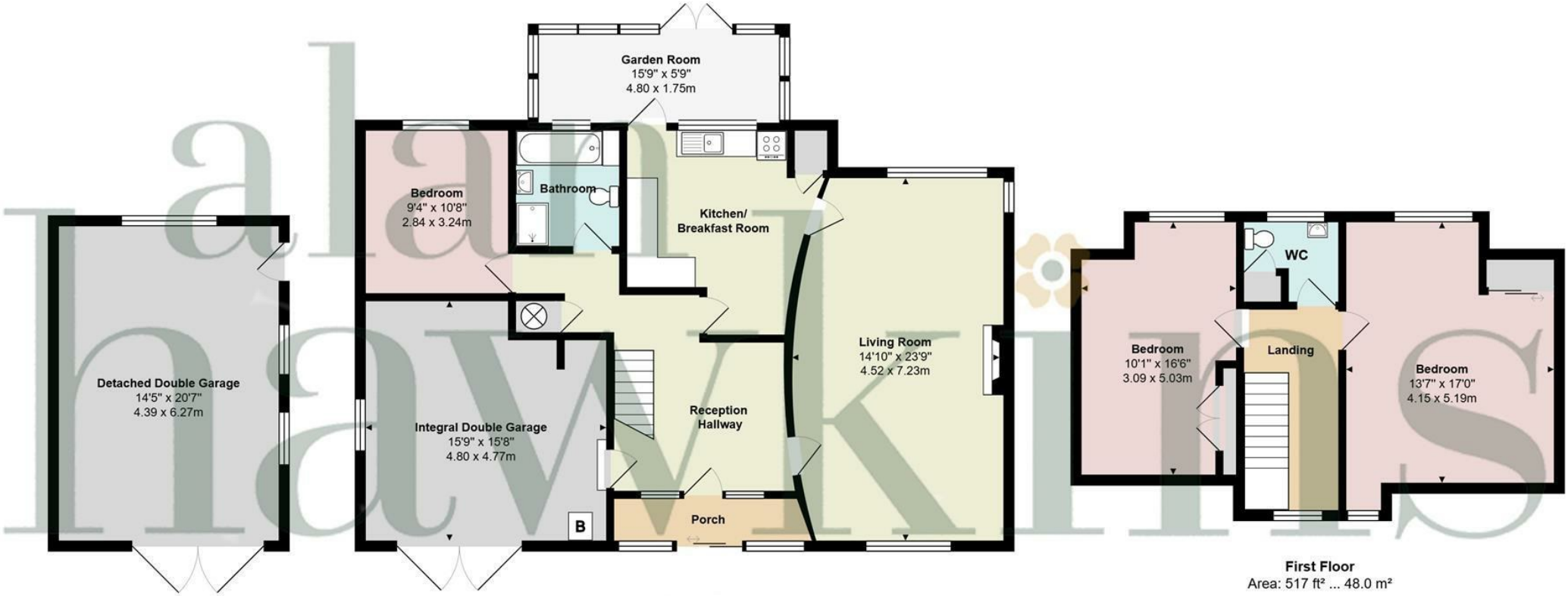

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**Double Garage**
Area: 296 ft² ... 27.5 m²

**Ground Floor**
Area: 1171 ft² ... 108.8 m²

**First Floor**
Area: 517 ft² ... 48.0 m²

Total Area: 1984 ft² ... 184.3 m²

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Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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**Alan Hawkins**
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

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