



Widham, Purton, SN5 4HP

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PROPERTY SALES & LETTINGS

- Spacious Three Double Bedroom Detached Cottage
- 1600sq ft of Living Accommodation
- Spacious Kitchen/Breakfast Room
- Open Countryside Views
- Potential For Garage (STPP)

- Contemporary & Character Features Throughout
- Three Reception Rooms
- Utility Room & Cloakroom
- Private Parking (Opposite)
- Close To Local Shops & Amenities

10-11 Widham Purton, SN5 4HP

£595,000

Situated on the edge of Purton within a small hamlet siding onto open farmland, this generous three double bedroom 18th century period detached cottage enjoys far-reaching countryside views and offers a wonderful blend of character and modern comfort. Originally two separate cottages, the property has been thoughtfully combined to create a substantial and versatile home offering approximately 1,600 sq ft of well-proportioned living accommodation.

The internal layout offers a spacious entrance porch which leads into an inner hallway and central reception hallway. The reception hallway immediately sets the tone for the property with its exposed stone wall and staircase rising to the first floor, while also providing access to a useful ground floor study and cloakroom. To the rear of the home is a charming living room featuring a character fireplace with cast iron stove, exposed beamed ceilings and a door opening directly onto the rear garden.

From the inner hallway is a cosy dining room, again rich in character with exposed stonework, a second fireplace with wood burning stove and a decorative bread oven. The dining room flows through to a bright and spacious modern kitchen/breakfast room which enjoys an abundance of natural light along with wonderful views over the garden and surrounding countryside. Off the kitchen is a large utility room with a stable style door providing access

to the outside.

To the first floor are three well-proportioned bedrooms, two of which are particularly spacious doubles, with the principal bedroom benefiting from wall-to-wall fitted wardrobes. These are served by a beautifully appointed fully tiled family bathroom featuring a freestanding bath, walk-in double width shower and underfloor heating.

Externally the property enjoys an enclosed rear garden with a patio seating area immediately to the rear of the house which wraps around and continues down the side. Steps lead to a generous raised garden which enjoys an additional seating area, ideal for making the most of the countryside outlook. Adjacent to the property is private parking for 3 cars along with an existing metal shed which offers excellent potential to be replaced with a garage, subject to planning permission, or alternatively to increase the amount of parking.

Further benefits include a mix of uPVC double glazing and triple glazing to the roadside, gas radiator central heating, mains water and drainage.

All in all, this is a wonderful period home with a contemporary twist, enjoying a semi-rural setting whilst remaining conveniently located within a short drive of Swindon, the beautiful Cotswolds countryside, and approximately five miles from Junction 16 of the M4 motorway.



Viewings

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

Council Tax: Wiltshire Council

Tax Band F For year 2025/26 = £3495.96
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Heating - Gas

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 67* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

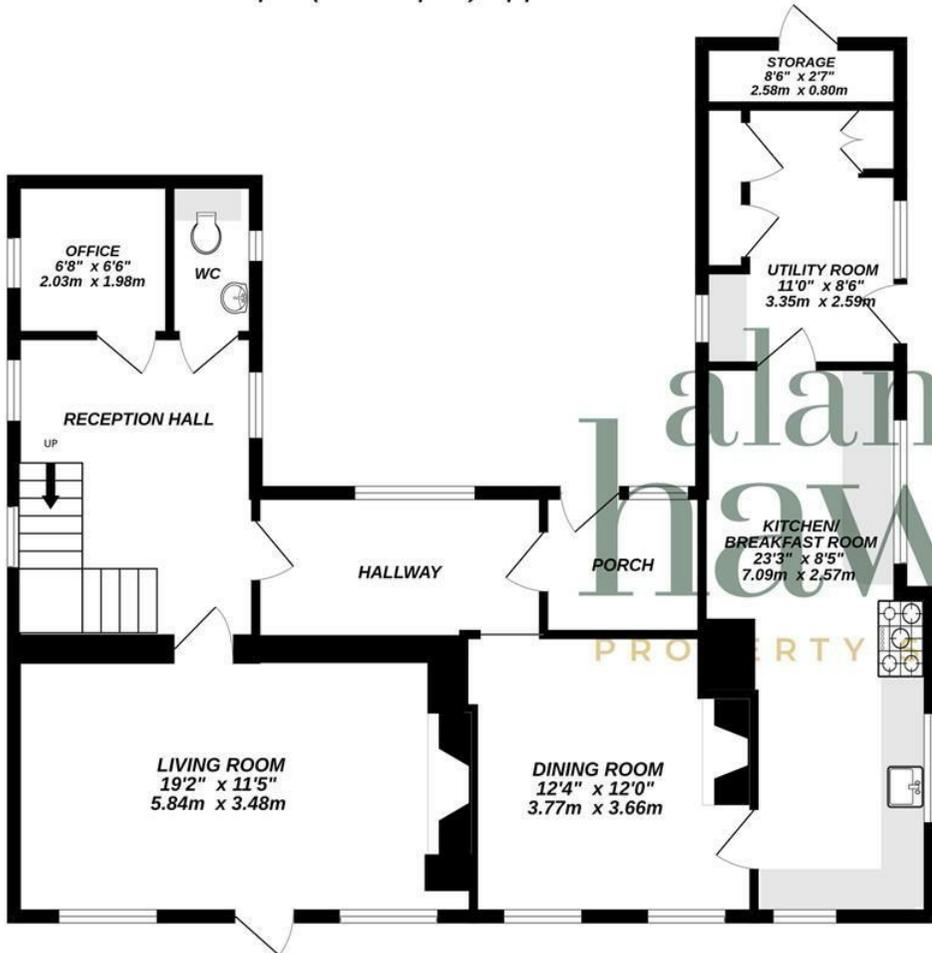
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



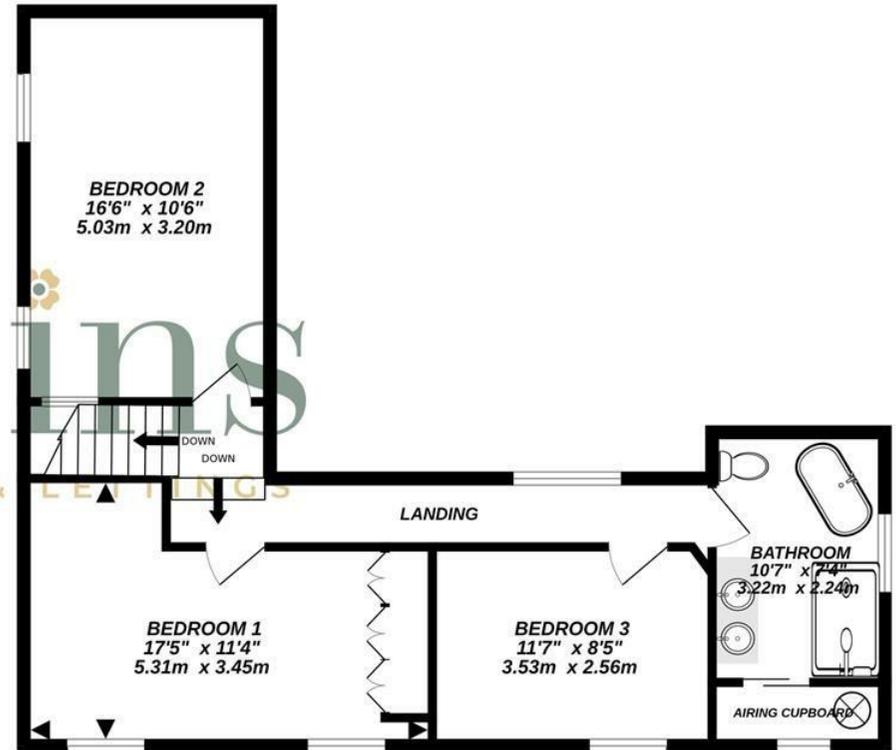




GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1656sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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