



## 1 Hayes Knoll, Purton Stoke

Extensively extended and converted circa 1820 cottage surrounded by picturesque countryside.

Property reference 5081309. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

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# 1 Hayes Knoll

£650,000 Offers in Excess Of

📍 Purton Stoke, Swindon, SN5 4JJ

Edison Ford are delighted to welcome "The Old Farm Labourers Cottage" which dates back to circa 1820. The original cottage has been extensively extended and converted and now boasts an impressive 239 SQ.M. of renovated space. Surrounded by the picturesque Wiltshire countryside, the plot occupies a third of an acre in total and would make an ideal family home.

Briefly the property compromises of; an impressive 21 foot lounge, a beautiful custom designed kitchen/diner, with stunning far reaching views, two double bedrooms are also located on the ground floor as well as a W.C, which would be ideal accommodation for guests. To the first floor You will find two master bedrooms to choose from, both with en-suites, two further double bedrooms and the family bathroom, which has both a shower and bath. Externally there is an addition of a newly built double garage, which has a first floor office area, the garden has also been professionally landscaped and boasts a newly gravelled driveway for up to 6 cars which is accessed through secure electric entrance gate.

The developer has spared no expense and has completed the renovation to an extremely high standard, all fixtures, fittings and appliances are newly installed and are of high quality. The first floor is heated by an underfloor heating system, with radiators to the first floor which are powered by a wet system. All windows are new UPVC with a 10 year fensa certificate and all extensions and alterations have also been fully approved by the buildings regulation authority.



## GROUND FLOOR

### Entrance Hallway

Natural stone flooring with underfloor heating, alarm system, thermostat with digital dials, understairs storage cupboard, stairs rising to the first floor.

### Kitchen/Dining Room

17' 10" x 14' 7" (5.44m x 4.45m)

Newly installed fensa guaranteed UPVC window and double doors, under natural stone tiled flooring with underfloor heating powered by thermostat, custom designed kitchen with a range of matching eggshell base units with carousel, black stardust quartz worktops, stainless steel sink and drainer unit, integrated dishwasher, freestanding American style fridge freezer, washing machine, AMG electric double oven, hob and extractor fan. Kitchen island; with eggshell cutlery draws and stardust quartz worktop with breakfast bar, integrated wine cooler.

### Living Room

21' 1" x 12' 1" (6.43m x 3.68m)

Newly installed cream carpets with underfloor heating controlled by thermostat, 2X newly installed fensa guaranteed UPVC double glazed windows, fireplace with electrical outlet for the installation of an electric fire, over fireplace spot lights.

### Bedroom Five/Reception Room Two

12' 0" x 10' 7" (3.66m x 3.23m)

Newly installed cream carpets with underfloor heating controlled by thermostat, UPVC double glazed window with 10 year Fensa guarantee.

### Bedroom Six/Reception Room Three

12' 0" x 8' 8" (3.66m x 2.64m)

Cream carpet with underfloor heating controlled by thermostat, UPVC double glazed window with 10 year Fensa guarantee...

...access to a small storage cupboard which houses the newly installed consumer unit

### WC

Natural stone tiled flooring, low level sink and w.c, obscured UPVC double glazed window with 10 year Fensa guarantee.

## FIRST FLOOR

### Landing

Electric velux skylight controlled by remote control, carpeted flooring, stairs leading to the ground floor.

### Master Bedroom One

21' 1" x 12' 0" (6.43m x 3.66m)

21ft bedroom with beautiful views through the newly installed Fensa guaranteed UPVC window, carpeted flooring, radiator powered by a wet system pump, access to en-suite one.

### Ensuite One

Corner shower cubicle with glass panel, partially tiled in natural stone ceramic, low level w.c, sink with fitted storage cupboard beneath, condensation mirror with LED lights, velux skylight, ceramic tiled flooring.

### Master Bedroom Two / Guest Room

18' 0" x 14' 7" (5.49m x 4.45m)

2X UPVC double glazed windows with 10 year fensa guarantee, cream carpeted flooring, radiator powered by a wet system pump, 2X storage cupboards and access to the en-suite.

### En-suite Two

18' 0" x 14' 7" (5.49m x 4.45m)

Corner shower cubicle with glass panel, partially tiled in natural stone ceramic, low level w.c, sink with fitted storage cupboard beneath, condensation mirror with LED lights, velux skylight, ceramic tiled flooring.

### Bedroom Three

11' 7" x 9' 2" (3.53m x 2.79m)

Carpeted flooring, UPVC double glazed window with 10 year fensa guarantee.

### Bedroom Four

13' 7" x 7' 3" (4.14m x 2.21m)

Carpeted flooring, UPVC double glazed window with 10 year fensa guarantee.

### Family Bathroom

Oval shaped bath, single shower cubicle, low level sink and w.c, ceramic tiled flooring, obscured UPVC double glazed window.

### Double Garage

Newly built garage, electric and water points, double doors, stairs leading to the first floor.

Workshop/office - ceiling lights, 2X velux windows, electrical outlets.

### External Grounds

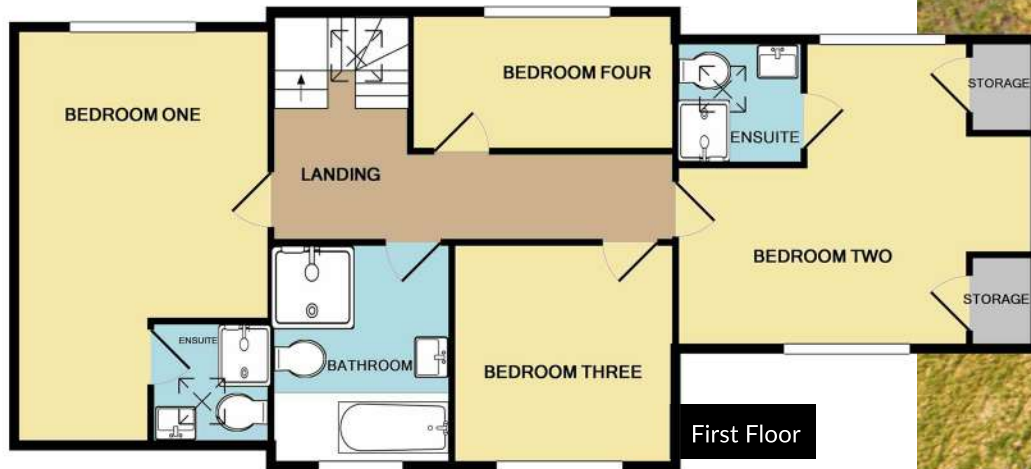
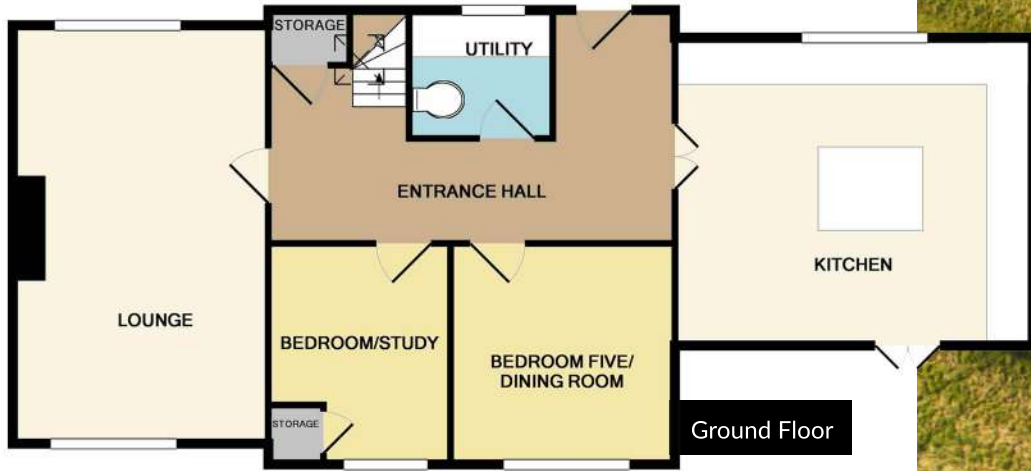
The property and grounds occupy a third of an acre and consist of; landscaped lawn, pebbled driveway accessed through a secure electric gate, parking for up to six cars, the oil tank and boiler, access to the septic tank.





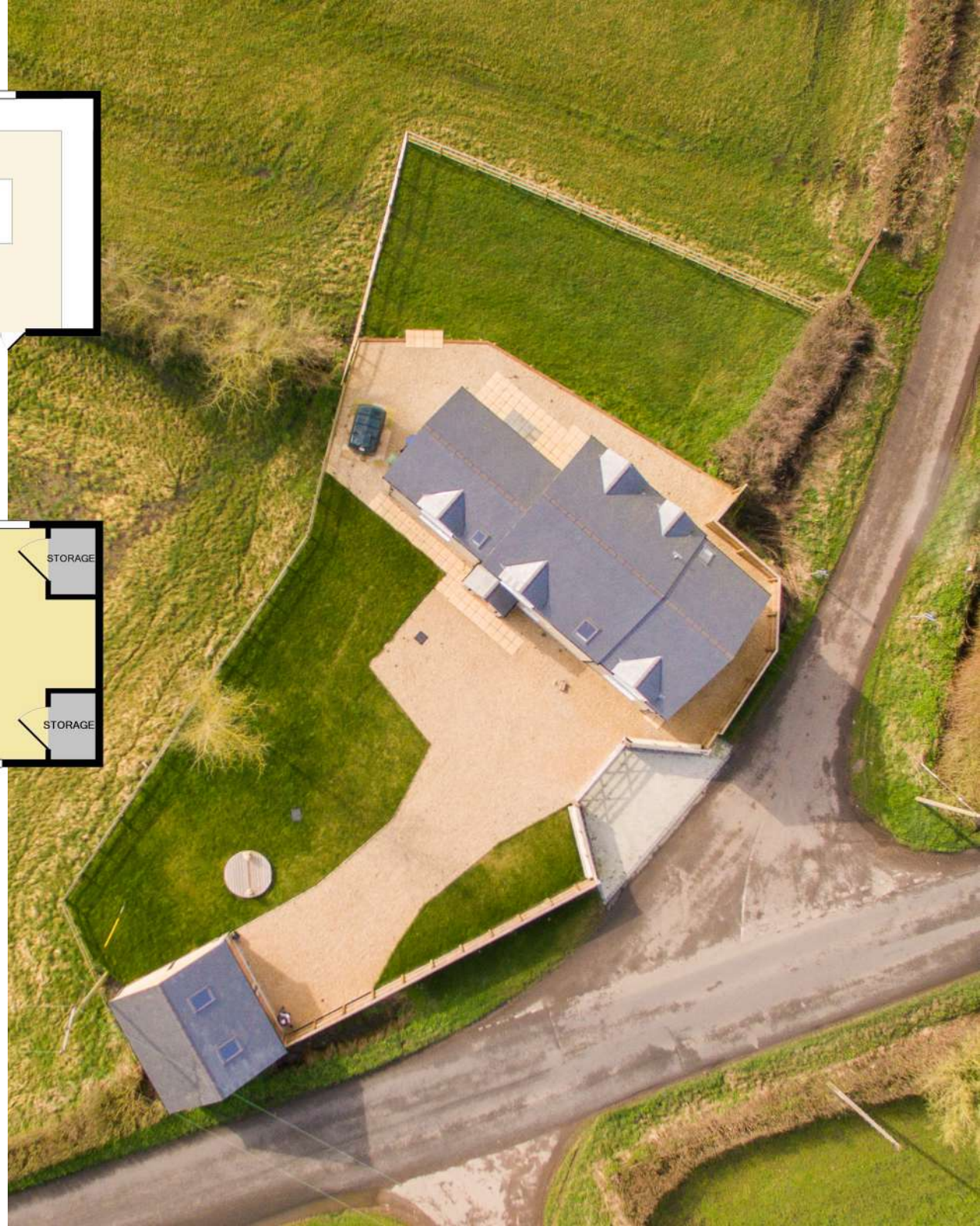






**If you are looking to escape to the the countryside this property could be the one for you!**

The property is located within Purton Stoke, which is within a small village in North Wiltshire. The village has a long history dating back to the Saxons and is filled with character and charm and only a short distance to Swindon City Centre. Swindon is a town on the main rail line from Bristol to London Paddington and would be ideal for anyone looking to commute, the M4 is also easily accessible.







## Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email [enquiries@edisonfordproperty.co.uk](mailto:enquiries@edisonfordproperty.co.uk)

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