

MANOR HILL

Purton, Swindon, Wiltshire SN5 4EG



MOORE ALLEN
— & INNOCENT —



Situation

Manor Hill is situated in open countryside between the villages of Purton and Lydiard Millicent in north Wiltshire. The property enjoys extensive views across its own pasture paddocks and adjoining farmland.

The property is situated just 4 miles from Swindon town centre, which provides a wide range of day to day shopping and other facilities. Communications are excellent, with both the A419 dual carriageway and M4 motorway within easy travelling distance. Swindon railway station provides regular rail services, with the journey to London (Paddington) taking just 1 hour.



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Swindon 4 miles, Royal Wootton Bassett 3 miles,
Cirencester 12 miles, M4 (Junction 16) 4 miles,
Swindon Station (London – Paddington 1 hour) 5 miles
(all distances & times approximate)

A well-presented family home, with excellent communications, equestrian facilities and views over adjoining farmland.

Three reception rooms, large kitchen/diner, utility room, cloakroom. Six bedrooms, four bathrooms. Beautiful gardens, swimming pool, double garage, stable block, outbuildings and pasture paddocks.

In all 4.36 acres (1.77 hectares)

For sale by private treaty as a whole

MOORE ALLEN
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The Property

Manor Hill is a large, detached house that formerly comprised a pair of farm workers cottages dating from the 1800's. The property has been substantially extended and improved with great care and attention in recent years by its current owners. Manor Hill is mainly constructed of brick elevations under a pitched, tile roof and has upvc double glazed windows throughout. It now provides flexible accommodation to create an impressive and comfortable family home.

THE ACCOMMODATION

The front door opens into a large, bright entrance hallway with a timber staircase leading to the first floor. Straight ahead is a double aspect sitting room, containing a charming open fireplace with stone surround and French doors opening on to a garden terrace.

An inner hallway leads to a cloakroom, wine store and the dining room. The dining room is also double aspect and has French doors opening on to a garden terrace.

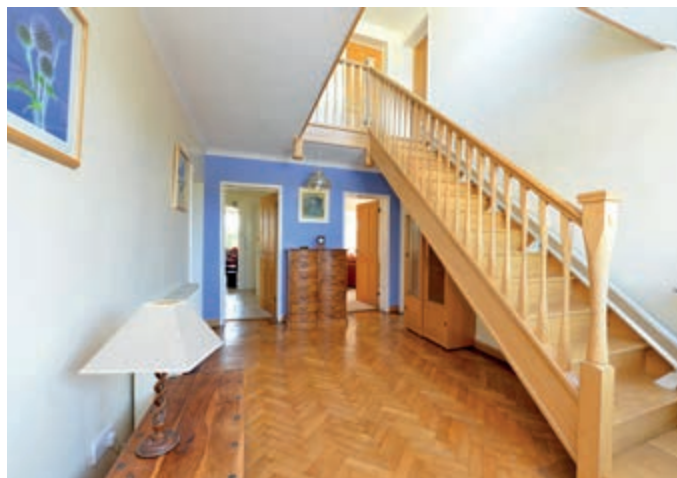
The study, which could be utilised as a snug or playroom, has a unique wood panelled ceiling.

The large kitchen/breakfast room is a wonderful family space. There are modern kitchen cabinets finished with hardwood worktops and built in appliances, including gas and induction hobs. There is a spacious seating area around a wood burning stove and plentiful storage cupboards and a pantry.

Adjoining the kitchen is a separate utility room with back door, a single drainer sink, washing machine connection and a Worcester oil fired boiler.

The stairs lead to a bright and airy landing on the first floor. There is a large master bedroom suite with plentiful storage and a bathroom with a separate shower. Bi folding doors open out onto a delightful balcony which looks out onto the garden terrace and pasture paddock.

The guest bedroom suite has its own shower room and built in wardrobes. There are four further bedrooms, three of them doubles, a family bathroom and a shower room.



OUTSIDE

Adjoining the house is a beautiful area of gardens and grounds. To the north of the house is a gravelled drive and parking area which leads to an expansive double garage with up and over doors, lighting and power. To the side of the garage is a courtyard garden with a 14ft greenhouse. Adjacent to the parking area is a well maintained lawn with fruit trees and a gate which provides vehicular access into the large pasture paddock.

To the front of the house there is a paved terrace with a delightful garden room which is ideally situated next to the heated swimming

pool, beyond which there are a number of wood stores, accessed through a small hand gate. The south facing gardens to the side of the house are overlooked by an additional terrace and comprise well-maintained lawns, shrubberies, flower borders, a vegetable plot, a pond and even a children's tree house.

THE STABLE BLOCK

The purpose built stable block comprises three loose boxes and can be accessed directly from the parking area. The stables are positioned on a concrete base and are connected to electricity and water. To the rear of the stables is a timber lean-to which is currently

utilised as a fodder store.

THE PASTURE PADDOCKS

There are two pasture paddocks which extend in all to 3.42 acres (1.39 hectares). The larger paddock is situated to the west of the house and can be accessed from the gravel drive or from the stable block. It is predominantly level and is bounded by post and wire fencing and hedgerows. A timber field shelter and barn is accessible from this paddock. There is a smaller paddock situated to the south of the house at the end of the garden. A water supply is connected to a trough in the larger paddock.





MANOR HILL

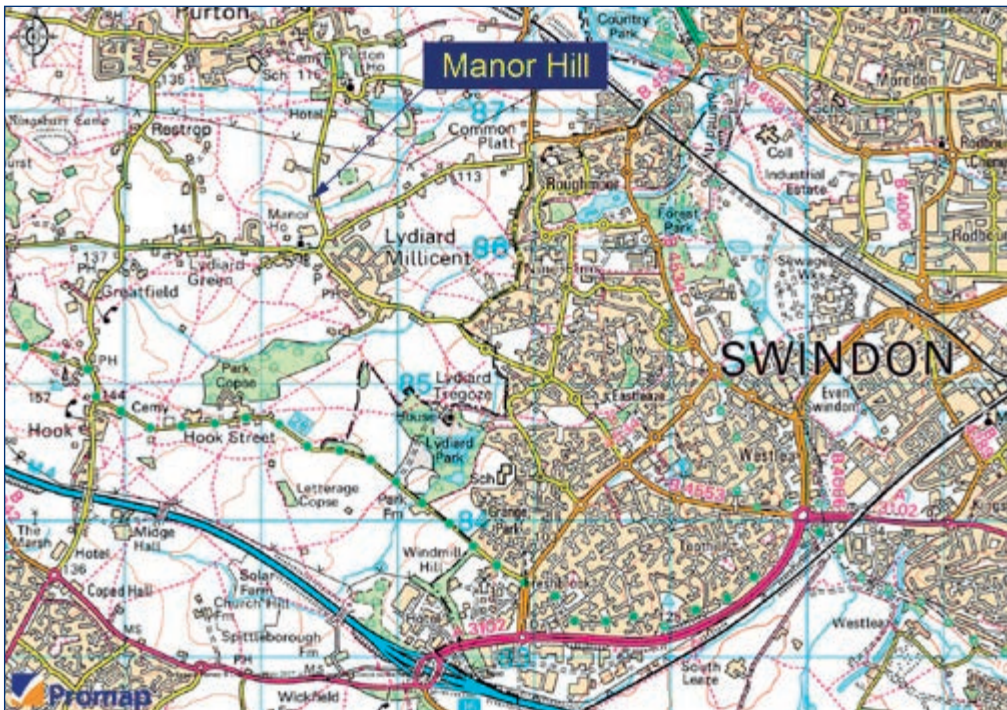
Floor Plans



Total Approx Floor Area 307.9 SQ.M (3315 SQ.FT.)

Please Note

These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.



Property Information

VIEWING

Strictly by prior appointment through the Selling Agents (01285 648115).

FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES

The property is connected to mains water and electricity. Drainage is to a private tank system. The house has an oil-fired central heating system. There is a water supply connected to the stables and large pasture paddock. An air source heat pump heats the swimming pool.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham SN15 1ER. Tel: 0300 456 0100.

COUNCIL TAX

Manor Hill: Band F

TOWN & COUNTRY PLANNING

Manor Hill does not lie within a Conservation Area.

TENURE & POSSESSION

The property is offered for sale by private treaty as a whole, with vacant possession on completion.

SELLERS' SOLICITORS

Wansbroughs Solicitors, Northgate House, Devizes, Wiltshire SN10 1JX. Tel: 01380 733300.



Directions

From the M4 motorway junction 16 take the Great Western Way signposted for Swindon. At the first roundabout take the left hand exit signposted B4534. After 1 mile, take the left hand exit onto the B4553 Tewkesbury Way signposted to Lydiard Millicent. On reaching Lydiard Millicent, continue straight over the first roundabout and past The Sun Inn. At the next roundabout turn right signposted for Purton. After approximately 500 metres, Manor Hill will be found signposted on the left hand side.

From Purton, take Church Street signposted to St Mary's Church. Continue along this road in a southerly direction for approximately one mile and Manor Hill will be found signposted on the right hand side.



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