



75 Witts Lane
Purton

£595,000

HENRY GEORGE
VILLAGE

75 Witts Lane, Purton, Wiltshire, SN5 4EP

NO ONWARD CHAIN A delightful and well proportioned four bedroom property with planning permission to extend. Property briefly comprises:- Sitting room, dining room, kitchen with open plan dining area, four double bedrooms, shower room and WC along with a fantastically landscaped garden, useable attic space and an insulated workshop/ office.

- Period Property
- Original Features
- Semi-detached
- Four Bedrooms
- Permission To Extend
- Landscaped Garden
- Off-Street Parking
- Large insulated Workshop/
Office 12'6 x 17'4
- Small Garage



To the front of the property there is a paved driveway and small garage. The large rear garden is landscaped to a high standard, well maintained and enclosed by wooden fencing, walls and bay hedging. A paved area takes advantage of sunny aspect, leading onto the lower lawn which is connected by a red-clay cobbled path to the upper lawn which is raised slightly. A feature of the garden is a wrought iron Gazebo covered with established Wisteria and Jasmine offers a pleasantly shaded spot. There is a herb garden and an apple tree. Finally at the rear of the garden there is a pretty rose arbour which backs onto a utility area, where there is a concrete block workshop. Well stocked flowering borders add colour and shape with a sprinkling of larger trees and shrubs, to this already delightful garden.

PURTON

Purton lies west of Swindon between Royal Wootton Bassett and Cricklade and its name means pear-tree orchard. The name is first recorded as Puritone in 796. Local amenities include, public house, shops, dentist, schools and garage.

THE PROPERTY

A well presented character property, retaining many original features and sympathetically



restored using reclaimed materials of the correct age to include quarry tiles, exposed beams and original fireplaces. The property offers spacious and flexible accommodation along with a beautifully landscaped garden.

On the ground floor there is a lovely sitting room with gas fire set in stone built surround and French doors leading to the patio garden. The sitting room is open plan to the dining area with a bay window and oak flooring that benefits from underfloor heating. There is a good sized kitchen/breakfast room with period quarry tiled floor with mostly oak fitted units with further storage under the stairs hidden by unique period cupboard doors. The work surfaces have a white one and a half bowl china sink with mixer tap over. There is plumbing for both automatic washing machine and dishwasher. Beside the Aga is an integrated double ring gas hob. The balanced-flue gas Aga is positioned so that the cook has a view of the garden. Space for free standing fridge and freezers. There is also a walk through storage area and a WC.

The first floor landing has a restored staircase and banister and leads to the four double bedrooms (two of which have working original fireplaces). The wet room, designed by BASCS, has a WC and an Indigenous, of Burford, petrified-wood basin with a heated towel rail and underfloor heating.

LOCAL AUTHORITY

Wiltshire District Council: Monkton Park, Chippenham, Wiltshire, SN15 1ER. 01249 706 111. Council Tax Band D.

SERVICES

Main electricity, gas and mains drainage. Gas central heating. Telephone lines subject to the

usual transfer regulations. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.

ROUTE TO VIEW

On entering Purton from Royal Wootton Bassett, proceed through the village past the library on the left hand side, head down station road and turn left into Witts Lane, where the property can be found on the left hand side.

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Total area: approx. 136.8 sq. metres (1472.5 sq. feet)

