



Purton, Wiltshire SN5

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A most imposing family house in a quiet location with a variety of sporting facilities and standing in open countryside.

- Entrance hall
- Kitchen/dining room
- Pantry
- Utility room and w.c
- Snug and study
- Sitting room
- Swimming pool and sauna
- Poolside entertainment room
- Studio and professional golf simulator
- Games room with office and shower room
- 4 en suite bedroom suites and 2 further bedrooms.
- Stables, garages, approx 18.8 acres, farm buildings



Property

This very interesting and spacious property has been developed by the current owners over the last 20 years or more into a spacious family home with many leisure facilities so that it is an ideal place for both bringing up a family and for entertaining and holding parties. The principal house, built we believe in the 1900s, is constructed of brick and stone elevations under a pitched slate roof. The property is double glazed throughout and includes underfloor heating across much of the ground floor and in the bathrooms on the first floor. The kitchen/dining room is a most impressive area and is a chef's dream! The central island includes wine fridges with separate temperature control for red and white wine, fridge drawers, a crusher bin, a 5 ring calor gas hob, an inset deep fat fryer and plenty of further storage space. There are a full range of wall and base units made to a bespoke design, marble and oak worktops and a 3 oven electric Aga and separate chargrill. Other integrated appliances include an electric oven, a salamander, fridge, dishwasher, a coffee maker, fridge freezer and Bosch microwave and oven.





The dining area is spacious light and bright with French doors leading to the garden and has feature beams, exposed Cotswold stone and fabulous 300 year old floorboards. The kitchen area is laid with an artisan floor which extends through to the pantry, entrance hallway and the utility room. The snug is a lovely cosy room which has a feature open fire as does the study. The entrance hallway is spacious and welcoming and the utility room has plumbing for a washing machine, rear access to the garden and a w.c. The extensive sitting room is very impressive with an open fire, exposed beams and stonework and French doors to the garden. This room leads through to the pool side entertainment room with its bar and island which includes a Japanese Tappanyaki plate and BBQ grill. There is a drinks bar, plenty of seating and a door off leads to the pool room itself which is constructed of timber and glass. The pool includes a power current for a more challenging swimming experience and to give the children extra fun on their floats. There is state of the art safety flooring and a glass roof which contains the heat introduced by the sun. The pool area also has a sauna room. Upstairs are 4/6 bedrooms, 4 being arranged as suites with well appointed bathrooms which include, whirlpool baths, a hydro bath, steam and rain showers.

Gardens and grounds

The gardens and grounds are a particular feature of the property and are a haven of peace and quiet. There are rural views of the surrounding countryside from almost every window and many sunny spots to sit and enjoy the gardens on warm sunny days. There is a high degree of privacy as the property is not overlooked by any others and it is a delight to wander the gardens listening to the birds singing and to walk around the lake in the adjoining paddock and observe the moorhens nesting on the lake's island. The gardens and grounds may be approached through 4 different sets of electric gates and there is a gravelled drive with 2 adjoining grass paddocks extending to approximately 8 acres. Further paddocks extending to approximately 10.8 acres are situated opposite the house and to the side of Hoggs Lane. More or less land is available by separate negotiation. The gardens are mainly laid to lawn but there are areas of sun terrace and a partly walled courtyard garden which includes beds and borders of seasonal flowers. A lovely York stone path winds around the property and there is a double garage. An extensive area of hard standing which once a slope has been constructed, could provide additional parking for visitors.

Additional leisure buildings

There is a games/party room which is a wonderful place for entertaining. The room has feature exposed beams and stone and a magnificent fireplace. It includes a full sized snooker table, many gaming tables, full sized wall mounted TV and an extensive bar. These items may be available by separate negotiation. Adjoining this room is an office and a separate shower room





with a w.c.

There is a professional golf simulator room with a state of the art system which allows one to play golf on a huge selection of the most famous courses in the world, in any variety of conditions! This includes the 17th hole at St Andrews where golfers aim over the hotel! A must for any golfing enthusiast. There is a sound studio which is fully soundproofed and has been used for recording tv and radio commercials.

Additional farm buildings

There is a general purpose barn which measures approximately 25ft x 46ft. This building is constructed of timber and cgi.

A stable block consists of 5-7 loose boxes.

A second, general purpose barn with a concrete floor is constructed of stone, timber and cgi and measures 85ft x 29ft. This has a lean-to measuring 27ft x 16ft

The large potting shed is a wonderful building for any gardener and this also houses the boilers for the house, a 3.3 kva Scorpion commercial generator, a water softener and the machinery for the swimming pool.

There is an extensive wood store and outside in the lane are two 'nissan' style huts which are useful additional storage areas or somewhere to keep chickens.

Surrounding area and communications

Set within some of Wiltshires most beautiful countryside, the historic and picturesque village of Purton which dates back to the Iron Age, sits on the brow of a hill with far-reaching views across hectares of countryside. Alongside the abundance of greenery, you are within a 10 minutes drive from the famous Cotswold Water Parks which offer many attractions. The village of Purton has a number of pubs and restaurants, a butchers, hairdressers, a church, active village hall and sports club. The area offers a selection of public and private schools including Prior Park. Further facilities are in Cricklade where there is a golf course, leisure and sports club. Within 15 minutes is the M4 junction 16 and within 10 minutes the A419 at Cricklade, making commuting for work and leisure easy. There are also frequent trains to London Paddington, Reading, Bath and Bristol from Swindon train station which is only 6 miles away

Tenure

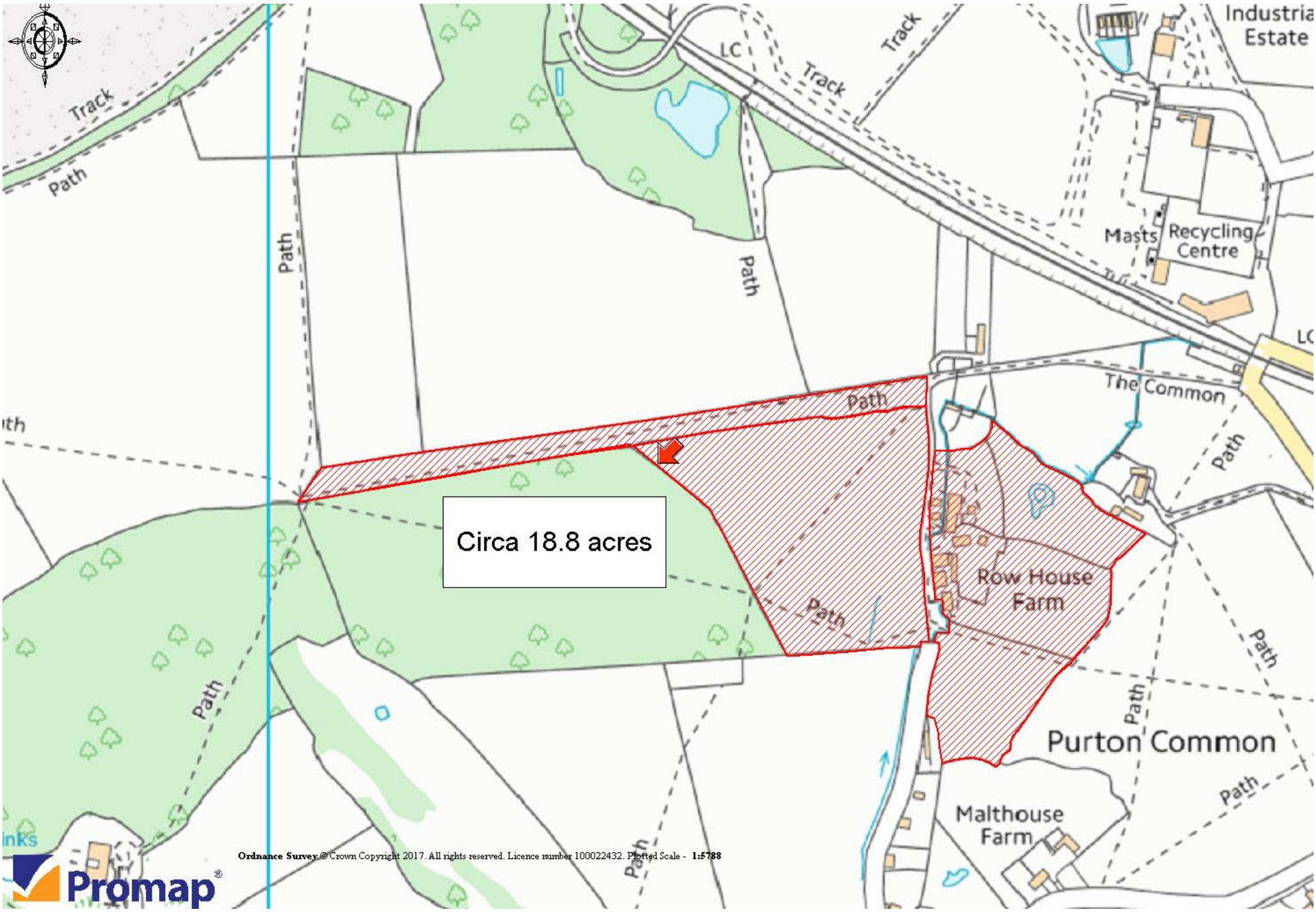
Freehold

Services

Oil central heating, mains water and private drainage

Local authority

Wiltshire Council Tax Band F

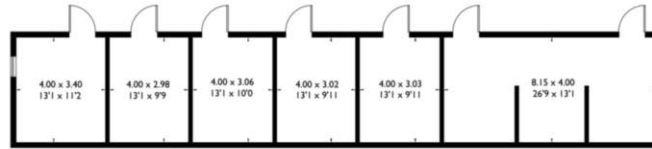


Circa 18.8 acres

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Approximate Gross Internal Area = 526.3 sq m / 5665 sq ft
 Garage = 38.1 sq m / 410 sq ft
 Outbuilding = 242.0 sq m / 2605 sq ft
 Stables = 94.6 sq m / 1018 sq ft
 Total = 901 sq m / 9698 sq ft



Stables
 (Not Shown In Actual Location / Orientation)



FLOORPLANZ © 2017 0203 9056099 Ref: I85235

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions

From Marlborough High Street proceed north-west onto Frees Avenue in the direction of Rockley and continue along this road for approximately 5 miles. At the junction with the A4361 turn right and then immediately left onto the B4041 signposted to Broad Hinton and continue on through to Broad Town and then Royal Wootton Bassett. In RWB turn right onto the A3102 and continue straight through the town and out the other side and at the roundabout which is signposted left to Malmesbury and right to Swindon, take the 2nd exit to Hook and Purton. Continue into Purton and turn into Station road and in turn into Witts Lane which is by a small hairdressers. Proceed for less than half a mile until you run out of houses and then continue a little further, you might notice a railway crossing on your right. At this point the road now turns into a track but keep going!. Follow the Lane around to the left, where you may note a large open field on your right with no hedge, probably with horses in it. Row House Farm is the third set of wooden gates on your left as indicated by the sign on the gates!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(56-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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