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PROPERTY SALES & LETTINGS

Vasterne Hill, Purton, SN5 4HH

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- A Wonderful Detached Family Cottage
- Attached Cottage/Annex
- Two En-Suite Shower Rooms
- EV Charging Point & Privately Owned Solar Panels
- EPC Rating C
- Four/Five Bedroom Versatile Home
- Ample Driveway Parking & Double Garage
- Four Reception Rooms
- Gas Central Heating & Mains Drainage
- Viewings Essential

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PROPERTIES

Vasterne Hill Cottage Vasterne Hill

Purton, SN5 4HH

£775,000

Pleasantly Situated on the outskirts of Purton occupying a generous plot is this wonderful, much extended and versatile cottage benefiting from mains gas central heating, mains drainage, privately owned solar panels and EV charging point, this home offers over 2500sq ft of living accommodation with an attached double garage to the side including ample driveway parking.

The accommodation internally comprise a front entrance porch leading into a spacious hallway. In turn, the hallway leads to a downstairs WC, separate dining room/home office, 22ft living room and conservatory, kitchen/breakfast room and a utility room. Walk up the main staircase to a galleried landing, a large five piece family bath/shower room, an impressive 22ft primary bedroom with a 'Jack & Jill' en-suite shower room, a second double bedroom with en-suite shower room, a third double bedroom and a single bedroom four/study.

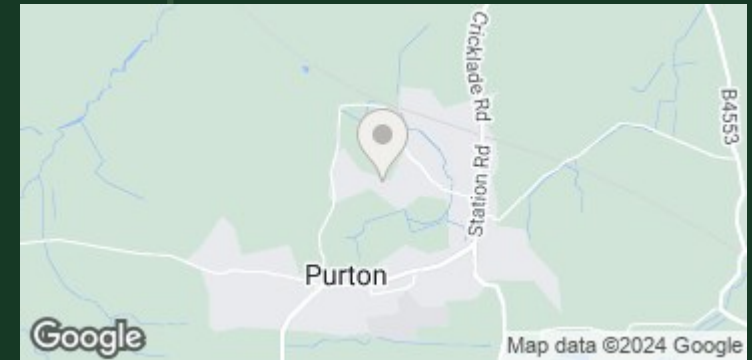
This home also provides an excellent opportunity for a multi generational living arrangement having internal access from the kitchen through to the original part of the cottage which offers a sitting room/snug with a private front entrance door and a

second staircase leading up to an additional bedroom with use of the 'Jack & Jill' en-suite shower room.

The home sits on a generous plot with two separate gardens, one to the side stretching approximately 250 feet in length running alongside the entrance byway and the second, a more secluded mature garden to the rear stocked with an array of mature trees, flower beds, plants and shrubs as well as ample parking to the side leading up to the double garage.

This home has so much to offer and viewings are highly recommended to really appreciate what's being offered.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band G For year 2024/25 = £3,857.78


For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

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		
	77	81

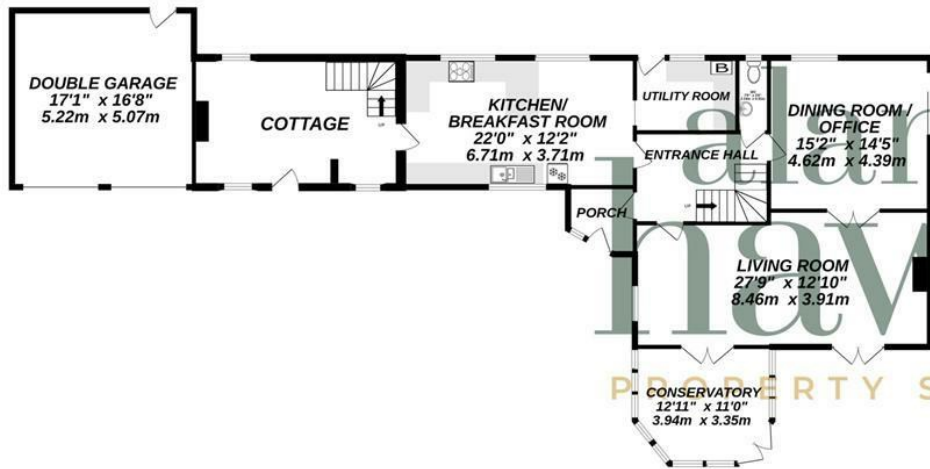
England & Wales EU Directive 2002/91/EC 







GROUND FLOOR
1698 sq.ft. (157.8 sq.m.) approx.



1ST FLOOR
1445 sq.ft. (134.2 sq.m.) approx.



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TOTAL FLOOR AREA : 3143 sq.ft. (292.0 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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