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PROPERTY SALES & LETTINGS

High Street, Purton, Swindon SN5 4AA

01793 840 222 | alanhawkins.co.uk



- Impressive Stone Fronted Character Cottage
- Double Fronted
- Spacious & Light Kitchen/Breakfast Room
- Enclosed Rear Garden
- Internal Viewing a MUST!
- Heart of village location
- Three Receptions
- 2 Bathrooms
- Much Character

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9/9a, High Street, Purton Swindon, SN5 4AA

Offers in excess of £400,000

Nestled in the charming High Street of Purton, Swindon, this 3/4 bedroom semi-detached stone fronted cottage is a true gem waiting to be discovered. Believed to date back to the 1600's, this property exudes character and history, offering a unique living experience.

As you step inside, you are greeted by not one, but three inviting reception rooms, two of which with large inglenook fireplaces and stone wall features with a log burner to the main sitting room, perfect for entertaining guests or simply unwinding after a long day. The layout of this home provides ample space for both relaxation and social gatherings.

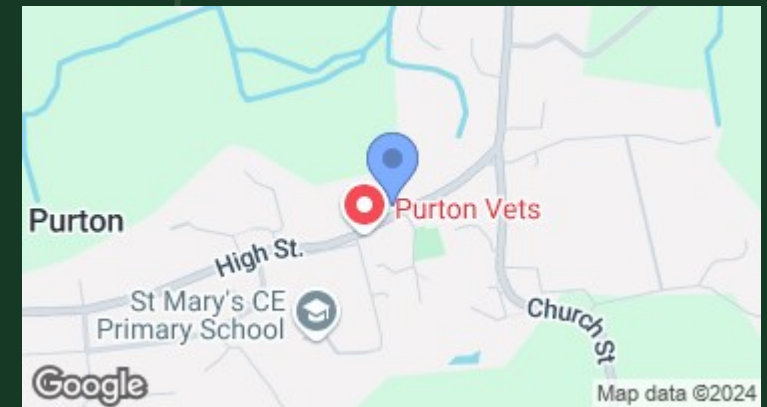
With three spacious bedrooms to the first floor, there is plenty of room for the whole family to retreat and recharge. The two well-appointed bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze.

The allure of this property extends beyond its walls, as the location offers the best of both worlds - a tranquil setting with easy access to the High Street.

Further attributes include main gas central

heating, further boosted by solar panels (owned) with a battery storage facility.

Don't miss this opportunity to own a piece of history in the heart of Purton. This charming home is a rare find, blending old-world charm with modern comforts seamlessly. Book a viewing today and step into a world of timeless elegance and endless possibilities. Call Alan Hawkins Property Sales today on 01793 840222 to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2829.04
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

Mains Gas

Mains Electricity

Mains Drainage

Risk of Flood: None (Environment Agency)

**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			
England & Wales		EU Directive 2002/91/EC	



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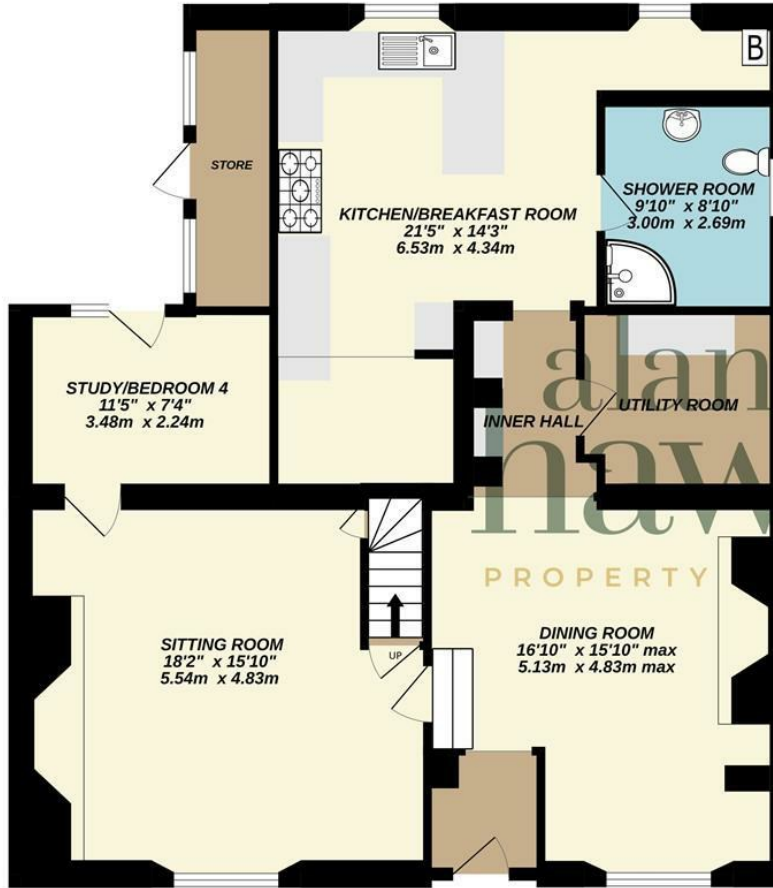


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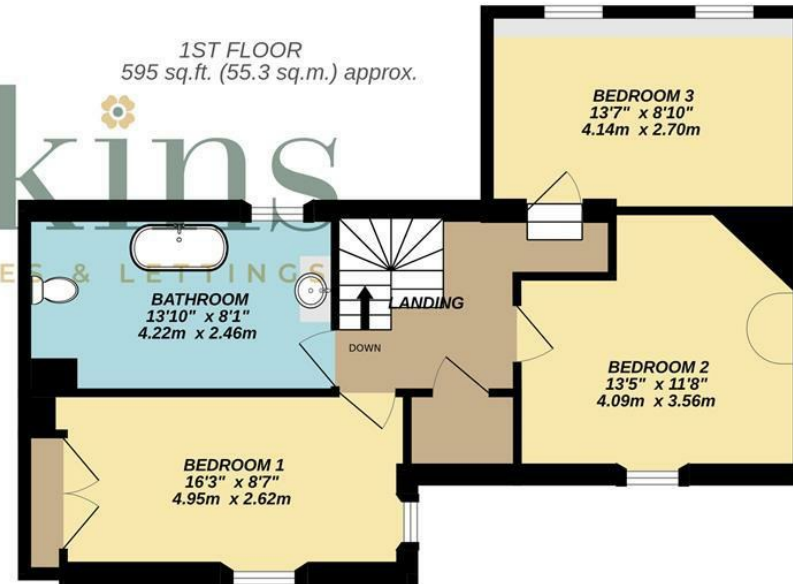




GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 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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