



GRANT FRASER
TOWN & COUNTRY



Edgehill Cottage, 4 Pavenhill Courtyard, Purton, Wiltshire, SN5 4FH
Offers over £500,000



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****NO ONWARD CHAIN**** A deceptively spacious modern property offering two receptions, refitted kitchen breakfast room, study/fourth bedroom, three generous double bedrooms and en-suite to bedroom one.

Situated in a courtyard development there is a double carport to the front and a south facing garden to the rear. The immediate area is surrounded by undulating rolling countryside and is on the doorstep of the Cotswolds, Malmesbury and Cirencester both being 12 miles from the property.

Description

Comprising entrance hallway, kitchen breakfast room, living room, dining room/reception, study/fourth bedroom, utility, cloakroom, three double bedrooms, en-suite and bathroom. The entrance hallway has space for coats and shoes and an under stair cupboard. Opposite the entrance hallway is the study, this has been used as a fourth bedroom by the current vendors, there are three double wardrobes and french doors out to the garden. Further along the hallway is the refitted kitchen breakfast room with the utility room situated to its rear, a door off the utility leads out to the garden. A cloakroom is next to the stairs with the living room beyond this. The living room is semi open plan to the dining room/reception room which has two sets of french doors out to the garden along with full height windows to the side wall and either side of the doors, allowing for a fantastic amount of natural light into these two rooms especially with their southern aspect. On the first floor there are three generous sized double bedrooms with ample space for storage, bedroom one has a vast en-suite and the main bathroom has a shower over the bath.

Outside a shared courtyard leads up to the properties double carport and front door. There is power in the carport and they are large enough to fit a modern 4x4 vehicle. The rear garden has a patio spanning the rear with footpaths/extended patio to the study and utility side door. The rest of the garden is mainly laid to lawn with various trees, plants and shrubs. There is access to the rear footpath via a secure gate.

Services: We understand mains water, electricity, gas and sewage are connected to the property.

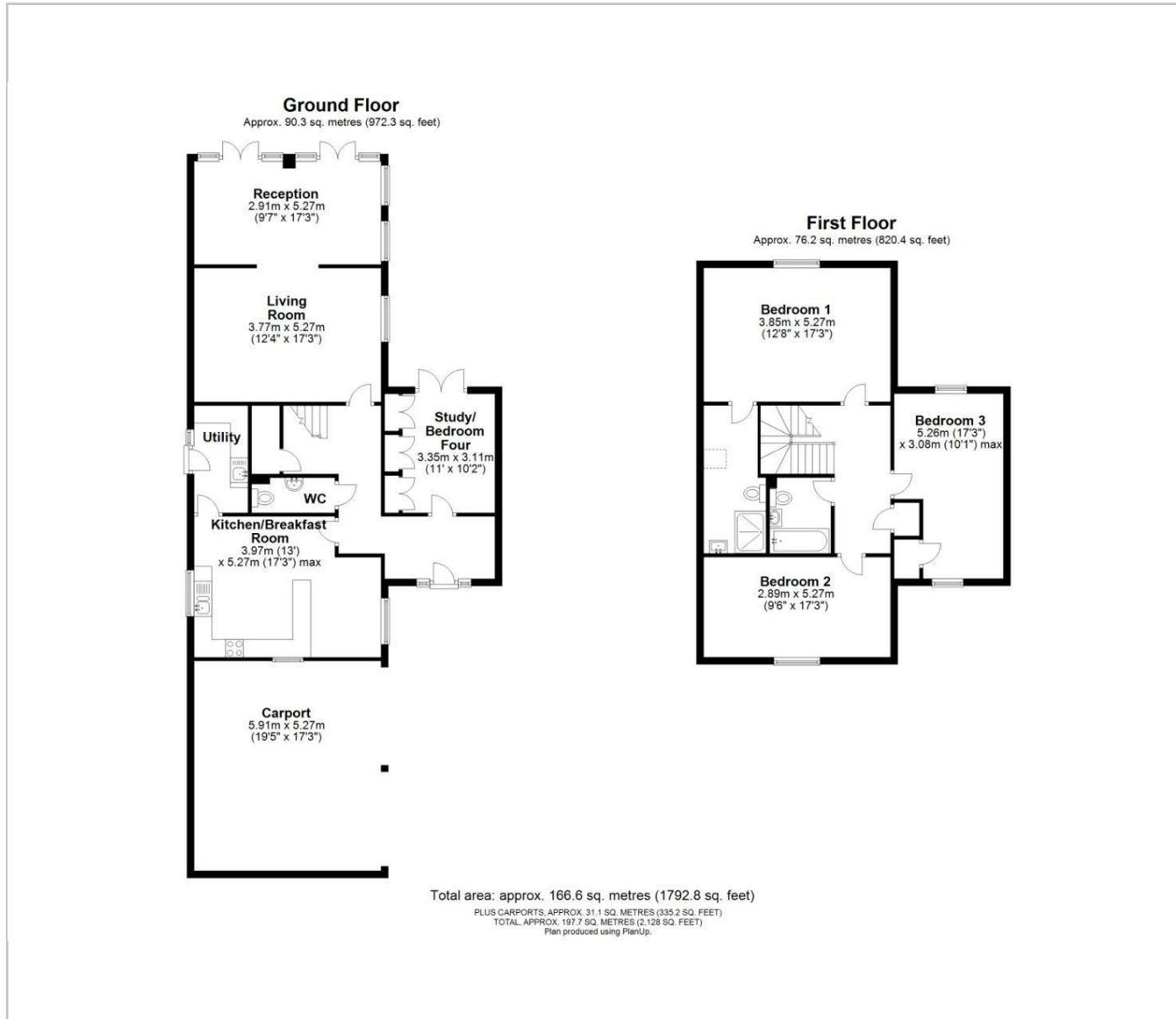
Situation

Purton is a small village located to the north of Swindon and to the South and on the border of The Cotswolds, including close towns such as Cirencester (12 miles), Malmesbury (12 miles) and Tetbury (15 miles) to name a few. The area offers countless options of outdoor pursuits with the Cotswolds Water Parks nearby. Purton has a full doctors surgery and two dentists of its own as well as village pubs, takeaways, convenience shops, primary and secondary schools. Cricklade and Royal Wootton Bassett are the most immediate market towns for additional shopping along with further restaurants & takeaways etc.

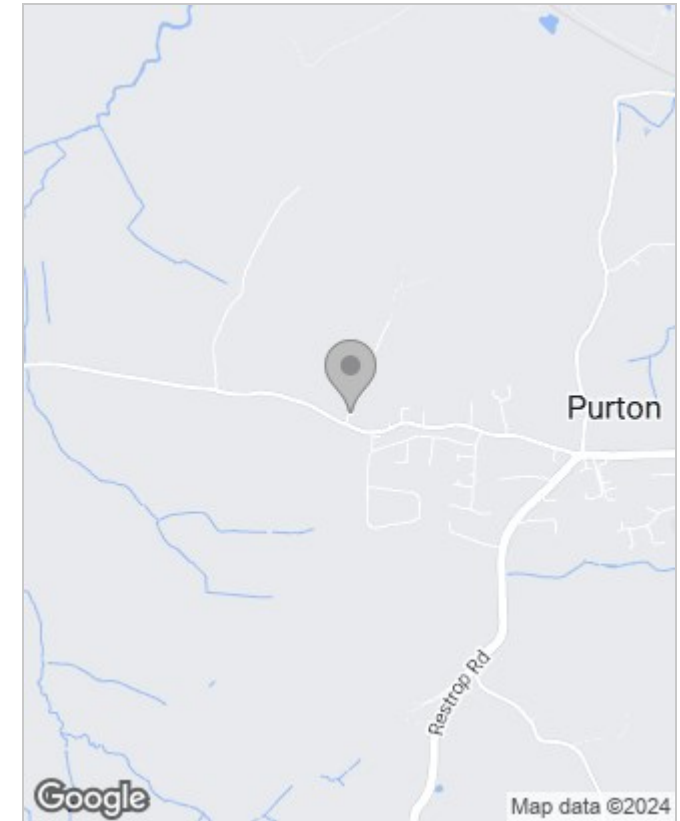
The area has great transport links, the M4 motorway access 7 miles from the property, the A419 links to the M5 Motorway. Kemble station is 11 miles away with direct links to London Paddington, along with Swindon Station which is approximately 7 miles away, offering a journey time of under an hour to Paddington. Other routes available from Bath and Bristol and the West Country, all running on a regular timetable.



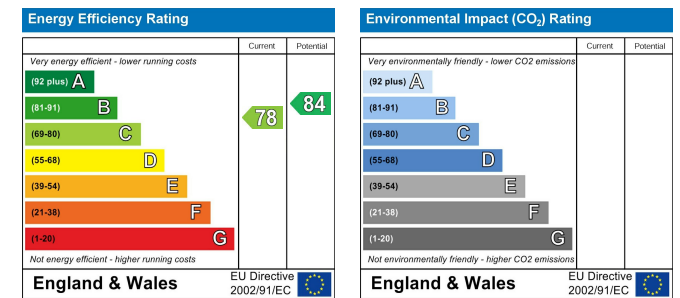
Floor Plans



Area Map



Energy Performance Graph



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