

OVER
30
YEARS OF
MOVING
PEOPLE

**ATWELL
MARTIN**
ESTATE AGENTS



Stoke Common Lane, Swindon SN5 4JG

£475,000

****NOT TO BE MISSED**** Atwell Martin are delighted to offer for sale this beautifully situated and presented cottage in the desirable location of Purton Stoke. Nestled in the heart of the village is Clover Cottage a three bedroom extended home with a mature garden, log burning fireplace and uninterrupted views of the countryside. Call Atwell Martin, sole selling agent on 01793 643643.



Location

The property is situated in the charming Hamlet of Purton Stoke, which boasts an active community in a pretty setting, a main bus route which allows access to Cirencester College as well as easy access to the A419 and M4 Motorway junction 16. Facilities such as shopping complexes, sports centres and the mainline train station can be found in Swindon, Cirencester, Royal Wootton Bassett & Malmesbury. Purton Stoke has its own well regarded pub, there are other amenities in the nearby village of Purton. Cricklade which is approx two miles away offers shops, two schools, a leisure centre and play groups.

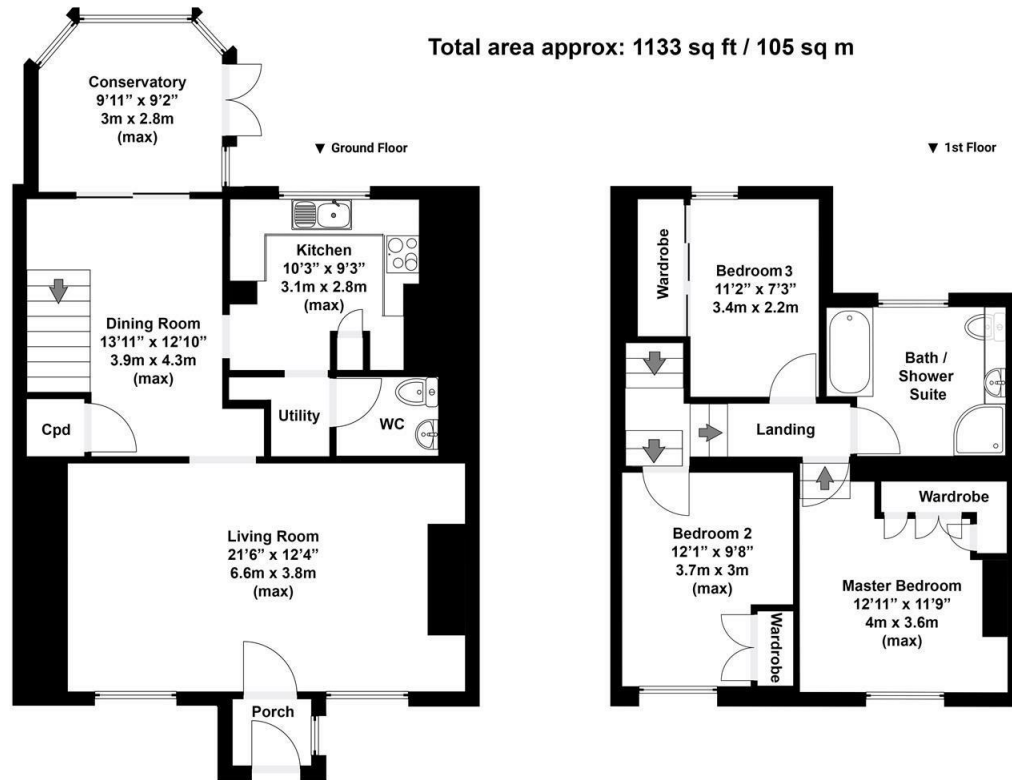
Accommodation

As follows...Entrance lobby with space for shoes and coats leading to the large living room with exposed beams, walls and log burner. Moving through the property you are met with the dining area allowing access upstairs, to the kitchen and conservatory through sliding doors. In the kitchen there is allocated space for a fridge/freezer and dishwasher. The

singular oven, extractor and induction hob are fitted. Adjacent to the kitchen is a small utility area providing space for a washing machine and tumble drier as well as access to the wc. Moving upstairs you are met with three good sized bedrooms, all benefitting from built in wardrobes and spectacular countryside views. A four piece bathroom suite comprising of: bath, shower, toilet and sink.

The Grounds

The front of the property welcomes you with a small patio space on either side of the entrance door seperated from the path via a small wall. The rear garden of the property is simply stunning and is just another benefit of this delightful chocolate box cottage with mature borders supporting a variety of plants and flowers as well as providing a large lawned area. There are various seating areas situated around the rear garden allowing you to fully absorb the beauty that surrounds you whilst overlooking the rear paddock land. Summer house and decking to the rear of the garden offering effortless relaxation or party haven.



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

