



# WATERLANE COTTAGE

22 Purton Stoke, Swindon, Wiltshire, SN5



# WATERLANE COTTAGE, 22 PURTON STOKE

A fabulously located period cottage situated on the edge of the village  
with open country views.

  
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Local Authority: Wiltshire Council  
Council Tax band: G  
Tenure: Freehold

Distances: Royal Wotton Bassett 7 miles, Swindon 8 miles, Cirencester 12 miles, Tetbury 17 miles, Bristol 42 miles, London 88 miles (all distances are approximate).

Postcode: SN5 4JF      What3Words: ///elevates.surfacing.eating

Guide price: £900,000

## THE PROPERTY AND LOCATION

Water Lane Cottage has been a wonderful family home for many years.

The house briefly comprises a spacious entrance hall, dining room, sitting room, study and kitchen breakfast room. There is an exceptional full height oak framed garden room with exceptional views over the private gardens. On the first floor is the principal bedroom with walk in wardrobe and en suite bath with shower room. The landing links three further bedrooms and family bathroom.

Externally there is expansive gravel parking in front of the spacious garage workshop with woodstore. The gardens are predominantly to the south and west and are easily managed with a fine lawn, orchard, flower border and garden buildings including a lovely breeze hut with view across the garden and over the adjoining fields. An infant stream starts at the bottom of the garden.

Waterlane Cottage is situated at the end of a no through track on the edge of a desirable country village of Purton Stoke, which has a popular pub, The Bell and village hall. The neighbouring village of Purton has services for every day needs. The local centres of Royal Wotton Bassett, Cricklade, Swindon and Cirencester are easily accessible. Communications in the area are exceptional with the M4 J16 (about 8 miles). Direct trains available from Swindon station to London Paddington (about 60 minutes). Education is extremely good with schools locally in Purton, Cricklade, Wotton Bassett.



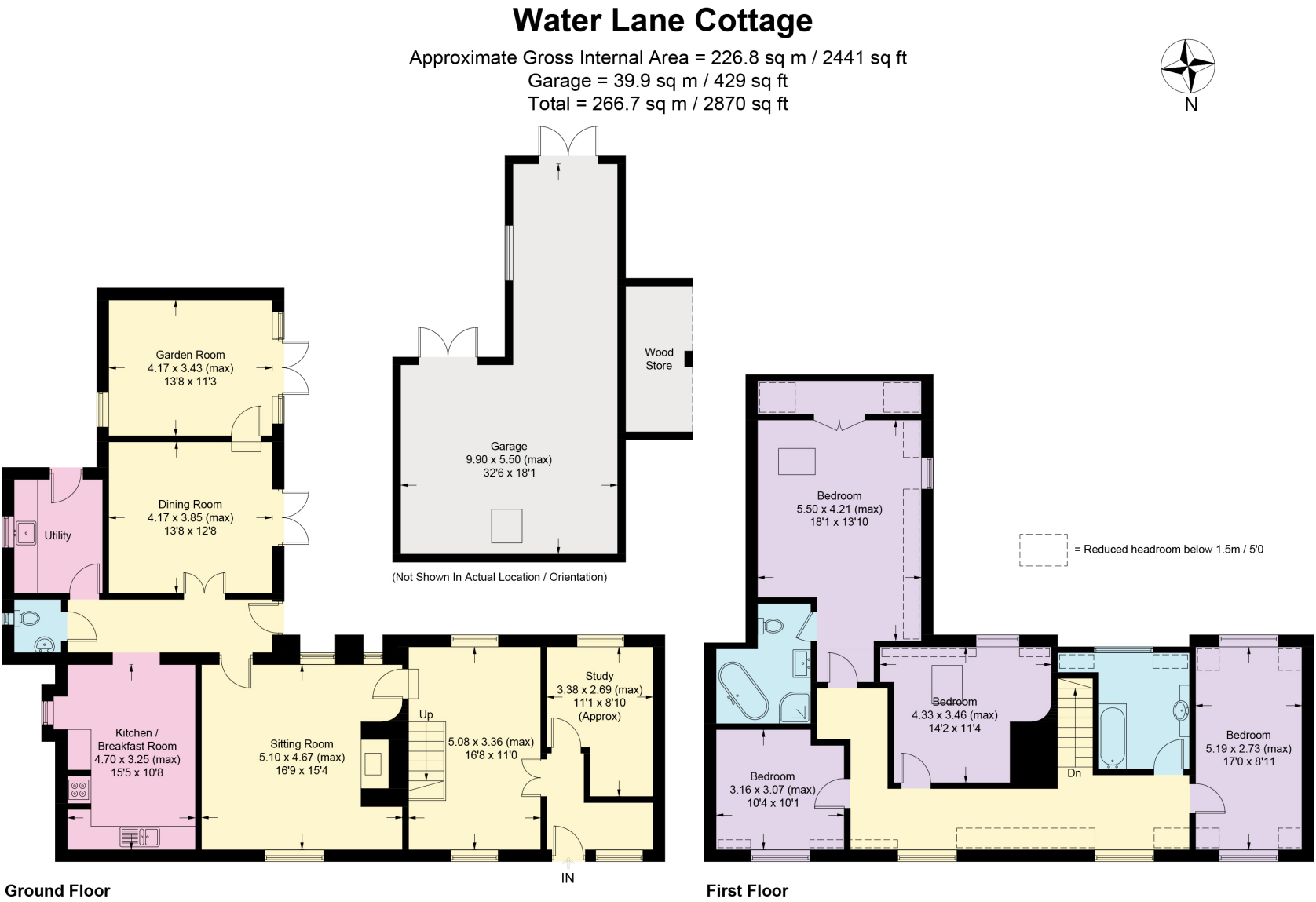


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID966768)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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