



**The Corner Farm
Purton Stoke
SN5**





*Royal Wotton Bassett 7 miles
Cirencester 12 miles, Tetbury 17
miles, Bath 39 miles, Stroud 5 miles,
Swindon 8 miles, Bristol 42 miles,
London 88 miles (all distances are
approximate).*

Services: All mains services are connected.

Local Authority: Wiltshire County Council Tel:0300 456 0100.



Location

Purton Stoke is ideally situated within rolling countryside nestling between the market towns of Cricklade and Royal Wootton Bassett with their excellent market town facilities and good schools. There is a public house within the village as well as excellent local walks. The property is exceptionally well located for all level schools including Marlborough College, St Mary's and St Margaret's at Calne, Dauntsey's and Pinewood to name a few. The sporting opportunities in the area are extensive and include golf next door at Royal Wootton Bassett and at nearby Bowood, Marlborough and Castle Combe; polo at Westonbirt and Cirencester; hunting with the Duke of Beaufort's and VWH hunts; motor racing at Castle Combe; horse racing at Newbury, Bath and Cheltenham as well as many equestrian events such as Badminton, Barbury Castle and Dauntsey.





The property

The Corner Farm is a beautifully proportioned Grade II listed farmhouse with a range of outbuildings and equestrian units. Sitting in rural Wiltshire with excellent access to main links to London Paddington via Swindon. The house has flexible well-proportioned accommodation over three floors and is entered via the original front door into a reception hall which gives access to the principle reception rooms. To the left hand side of the hall is a dining room and snug which features an inglenook fireplace and log burning stove. To the centre of the house lies a formal sitting room with exposed timbers and a log burning stove with lovely views to the rear garden.





A superb Grade II listed farmhouse with land and stables.



The kitchen/breakfast room features a flag stone floor, original fireplace with AGA and a range of floor and wall mounted units providing ample storage. This leads into a spacious conservatory which floods the kitchen with light and provides far reaching views of the land and formal gardens. In addition there is a cloakroom with shower and an extension into a utility room, playroom and spiral staircase to optional guest bedroom with en suite.

Upstairs, the first floor provides four double bedrooms. The master bedroom has an en suite and views to the front and rear of the house. A family bathroom serves the remaining three bedrooms on this floor. Upstairs, there is an additional second floor which is mostly open/plan with a fifth optional bedroom to the far end with ample storage.



Gardens and Grounds

Outside, there is a range of outbuildings to include four stables, tack room and large workshop. A large barn with two stores and an open wood store. There is also a fantastic car port with store and a staircase leading up to a large games room. This could be converted to ancillary accommodation subject to consent.

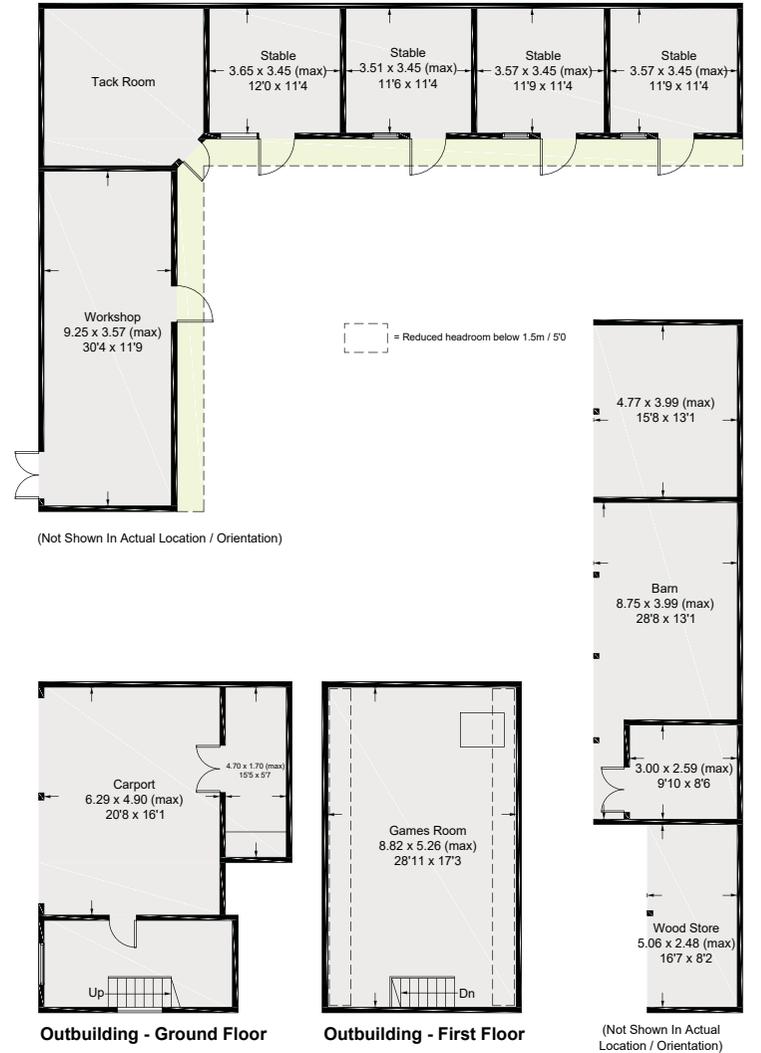
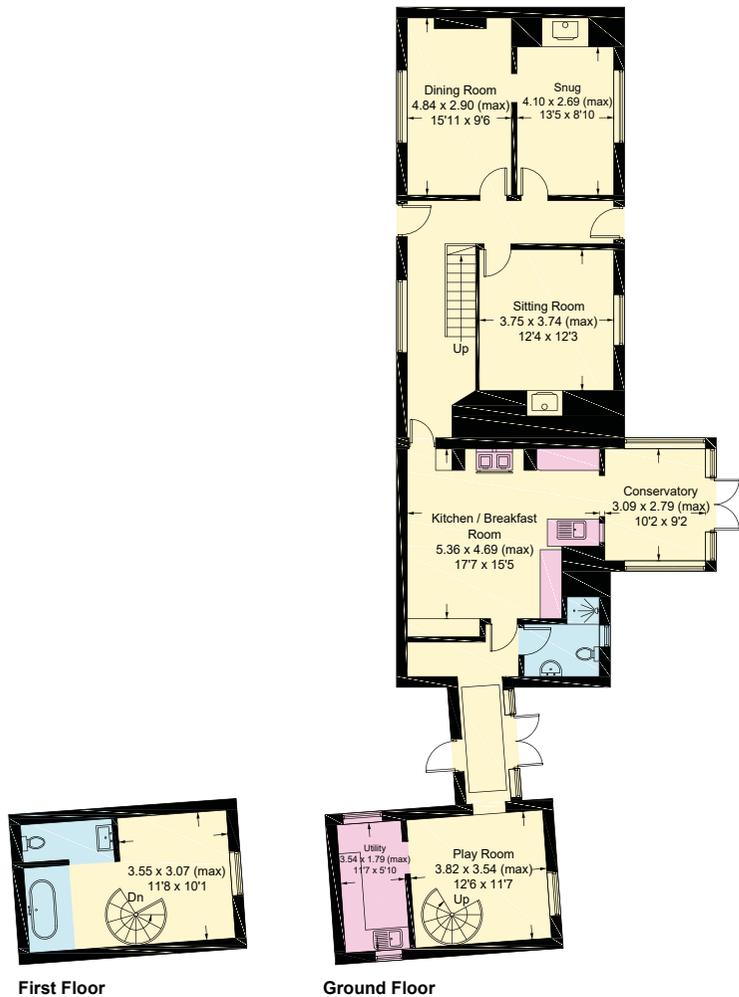


Directions (SN5 4JE)

From Cirencester take the A419 South towards Swindon / Cricklade. Pass through the village of Cerney Wick and Latton. Turn off the A419 sign posted Cricklade/Purton onto the B4040 and head straight over the roundabout to Cricklade. Head straight over the next mini roundabout and into Cricklade itself. Take the left turn at the mini roundabout opposite the Vale Hotel. Follow the signs to Purton via the B4553 and remain on this road for about 3 miles and then turn right to Purton Stoke. The house can be found immediately on the left hand side opposite the Bell Inn Pub.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 322.6 sq m / 3472 sq ft
 Outbuildings = 178.4 sq m / 1920 sq ft
 Total = 501 sq m / 5392 sq ft
 (Excluding Barn / Wood Storage / Car Port)



First Floor

Ground Floor

First Floor

Second Floor

Outbuilding - Ground Floor

Outbuilding - First Floor

(Not Shown In Actual Location / Orientation)



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