

ORCHARD HOUSE

RESTROP, PURTON, WILTSHIRE





Orchard House

Bagbury Lane, Restrop, Purton, Wiltshire

A superb family home with a large separate home office, double garage and studio, set in gardens with a swimming pool and rural views.

GROUND FLOOR

Entrance Hall • Sitting Room • Kitchen • Orangery • Boot Room • Snug • Garden Room

FIRST FLOOR

Principal Bedroom Suite • Three Further Double Bedrooms • Family Bath and Shower Room

OUTSIDE

Attached Double Garage with Studio Above • Detached Home Office • Gym • Swimming Pool • Lawned Gardens
Gravel Driveway with Ample Parking • Adjoining Neighbouring Countryside.

In About 1.181 Acres

Royal Wootton Bassett 4 miles, Swindon 6 miles, Cirencester 12 miles
Swindon Railway Station 6 miles (London Paddington from 54 minutes)
Kemble Railway Station 12 miles (London Paddington from 69 minutes)
(All distances and times are approximate)

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DESCRIPTION

Orchard House is situated on a quiet road linking Lydiard Millicent to Purton. Enjoyed by the current owners for nearly 20 years, this charming, detached family home, originally built in 1850 and thoughtfully extended, combines period character with modern living. On the ground floor, the spacious entrance hall leads to a bright kitchen featuring a central island and a window seat. The kitchen opens to an impressive orangery, with bi-folding doors to a patio terrace and a glass ceiling lantern. The sitting room, with a wood burning stove, offers a warm and inviting space, while a snug, garden room, and boot room with cloakroom, complete the versatile ground floor layout.

Upstairs, the main bedroom with ample built in storage and adjoining shower room is accompanied by three further double bedrooms served by a well-appointed bath and shower room. There is an attached double garage which includes a study room above, ideal for home working or to use as a studio.

Outside, accessed via its own driveway from the front gates, is a separate timber-framed home office. This sizable space affords three rooms and a cloakroom with floor-to-ceiling glass windows, offering an abundance of natural light. The property also includes a separate gym.

Set back from the lane, Orchard House is accessed via timber gates and a gravel driveway, leading to beautifully landscaped lawned gardens. The outdoor heated swimming pool surrounded by a patio terrace and enjoys a pavilion, adds to the appeal, while the rural countryside views provide a tranquil backdrop.

SITUATION & AMENITIES

Restrop, located between the village of Purton and Lydiard Millicent, offers a peaceful rural setting with picturesque countryside views. Despite its tranquil atmosphere, it provides easy access to essential





amenities within Purton, including local shops and services. Major roads such as the A419 and M4 are nearby, ensuring good transport links to surrounding areas while maintaining the charm of a countryside lifestyle.

Nearby Purton affords local shops, cafes, and traditional pubs, providing convenient access to daily necessities. Larger shopping centres including Cirencester and Swindon can be reached with a short drive, while nearby road connections allow for easy travel to neighbouring towns and cities. Public transport links are also available, making it a well-connected yet peaceful place to live.

Education in the area is excellent with a range of private and state schools including Lydiard Millicent Church of England, St Marys Church of England, Bradon Forrest & Royal Wootton Bassett Academy, Cricklade Manor Prep, Rendcomb, Marlborough College.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to septic tank. Starlink Broadband with over 100mbps. There is also an electric vehicle charger. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden ornaments and the potting shed, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX: Band G



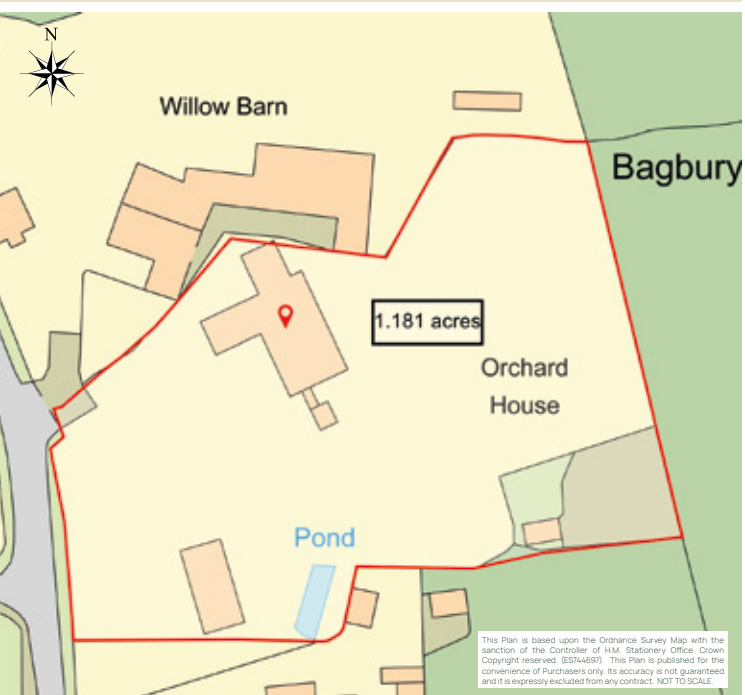
VIEWINGS

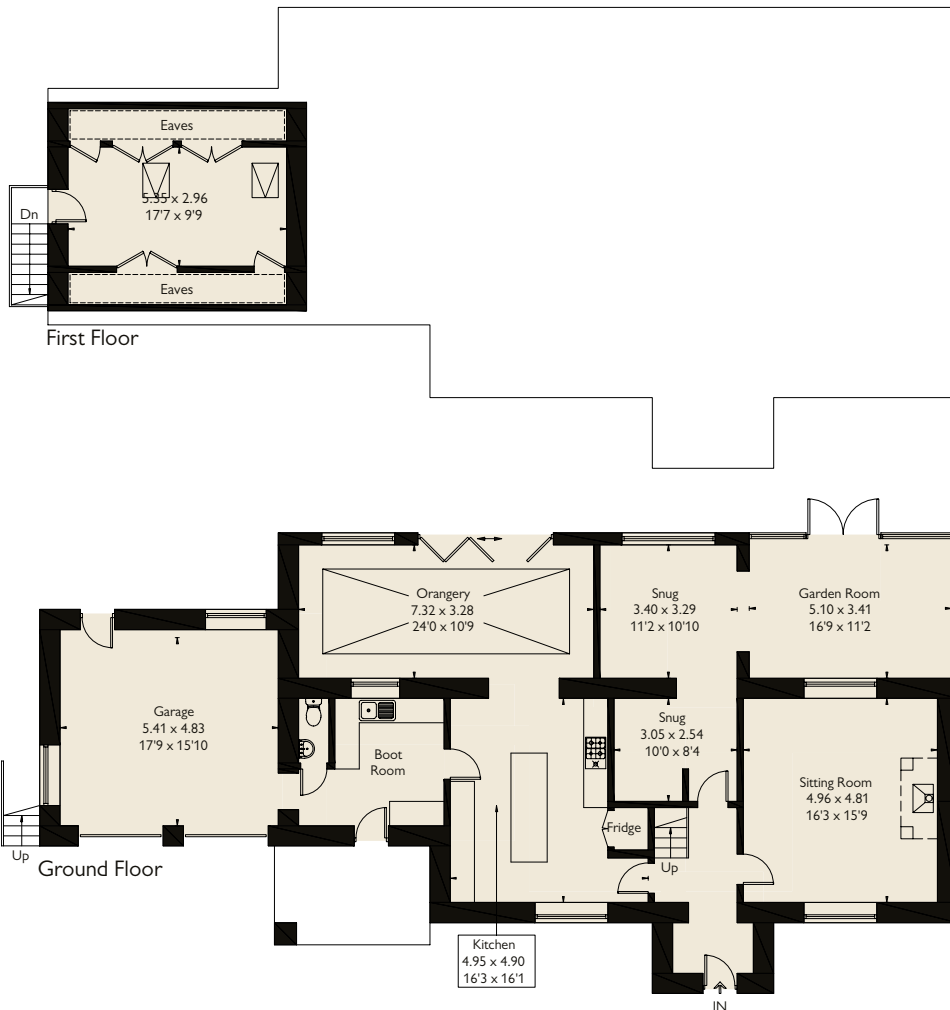
Viewings by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (SN5 4LX)

Leave Cirencester on the B4696 heading south. After approximately 9 miles, take the left hand turning signposted Purton. Continue straight for approximately 1.8 miles and upon reaching the mini roundabout, take the right turning onto Restrop Road. Follow the road for about 0.5 miles and take the left hand turning onto Bagbury Lane. The driveway to Orchard House is located after about 0.4 miles on the left hand side.

what3words: ///acrobats.cars.barefoot

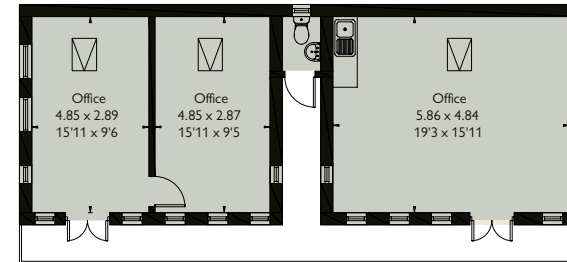




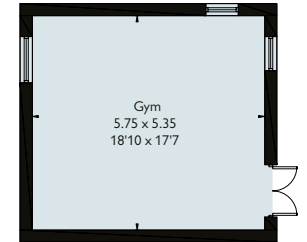
Approximate Floor Area = 276.7 sq m / 2978 sq ft
 Outbuildings = 97.2 sq m / 1046 sq ft
 Total = 373.9 sq m / 4024 sq ft (Excluding Eaves)



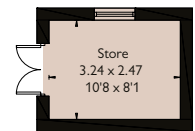
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80388



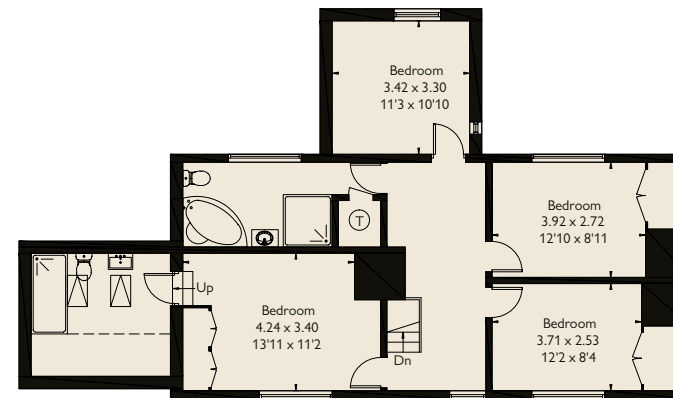
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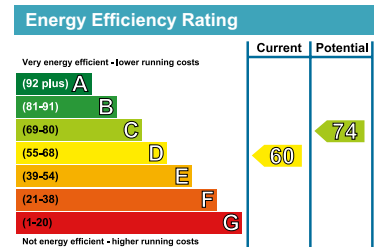
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First Floor



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