







## Ingleside, 9 Manor Farm Court, Purton Stoke, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN5 4LA or call the office at any time for detailed directions from your location.

### **SUMMARY**

Superbly presented home with generous and attractive gardens, open views and spacious reception areas. The property was constructed and finished to an exacting standard in recent years by a renowned local builder and forms part of this exclusive development in the heart of this desirable village.

### **PROPERTY**

Manor Farm Court is in a particularly desirable setting backing onto open countryside. The accommodation is accessed via a solid oak door which leads to a spacious entrance hall featuring an under-stairs cupboard and a cloakroom comprising a toilet and wash hand basin. The property benefits from the large dual aspect living/dining room which features double doors to the garden and a gas living flame fire. The kitchen is fitted with a range of cupboards and drawers, one and a half bowl sink with drainer, five burner gas hob with extractor hood, double oven, fridge freezer, dishwasher, washing machine and door providing access to rear garden.

The first floor benefits from an airing cupboard and provides access to the three bedrooms and family bathroom. The master and second bedrooms both feature full height windows providing an abundance of natural light. The master bedroom offers built-in wardrobe space and an ensuite with shower, toilet and wash hand basin. The second bedroom also has double wardrobes. The lovely family bathroom is fitted with a modern white suite bath with overhead shower attachment, toilet and wash hand basin.

### **GARDENS**

To the front of the property is an area of garden consisting of shrubs and conifers providing access to the two allocated carports belonging to the property.

The rear garden enjoys a south westerly aspect and is laid to lawn with an abundance of shrubs and a substantial patio area. It has timber fencing on both sides, has a gated access to a side passageway, a beautiful oak tree at the bottom and backs onto open equestrian land.

### **LOCATION**

Manor Farm Court is an attractive development backing onto open countryside in this small and desirable village with highly regarded village pub. Purton and Cricklade offer a wide range of day to day amenities whilst the larger towns of Swindon and Cirencester are within easy reach. There is excellent access to the nearby road and rail network.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

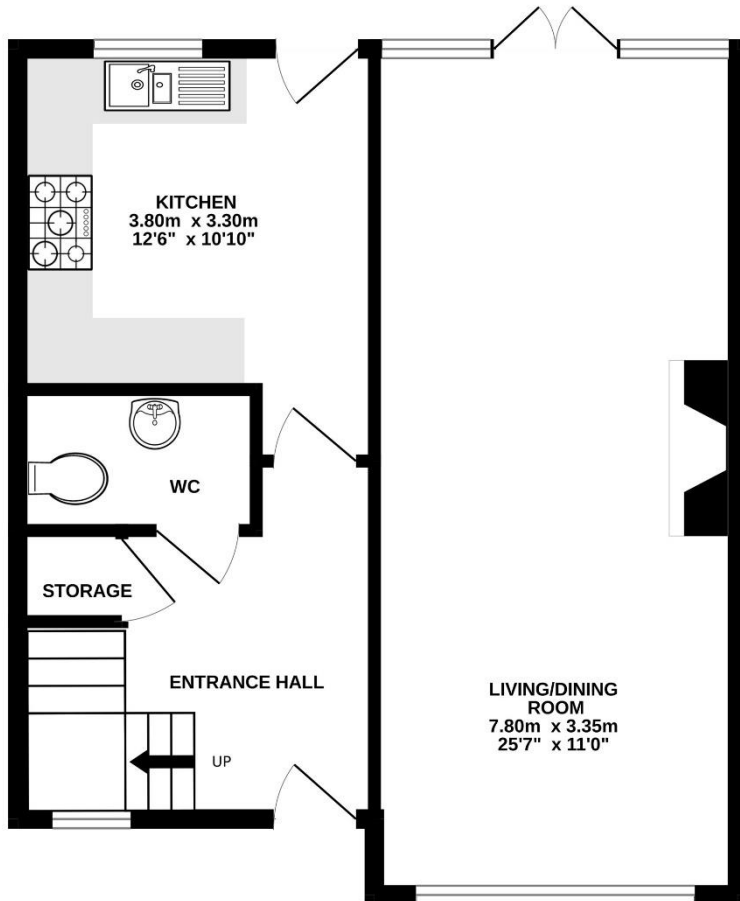
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

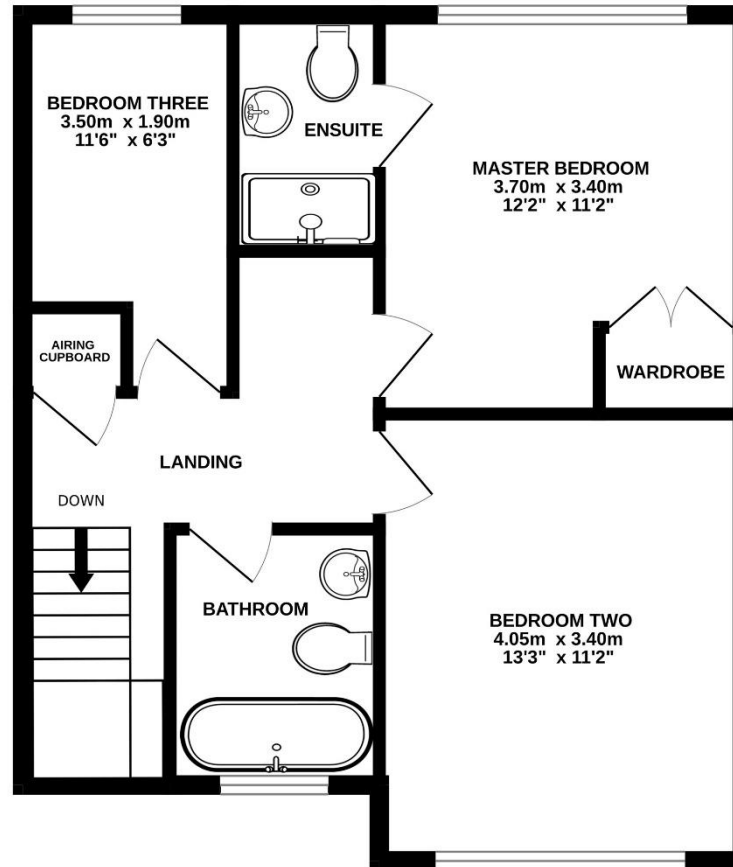
### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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