





Stable Cottage, Purton Stoke, Wiltshire.

DIRECTIONS

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

SUMMARY

Situated in the heart of this desirable village, this exceptionally well presented period cottage combines a wealth of character features, with a high quality finish throughout. It offers three good size bedrooms and a large family bathroom, as well as three separate reception rooms, kitchen, utility area, and downstairs cloakroom. The southerly facing gardens are a real feature of the property whilst further benefits include driveway parking and garage.

PROPERTY

Accessed via a useful entrance hall, to the right is a dual aspect living room featuring solid oak flooring, gas living flame fire, beamed ceilings and double doors providing access to the garden, whilst to the left is another dual aspect reception room, currently used as a family room, with gas fireplace, solid oak flooring, and stairs leading to the first floor. The kitchen features solid pine work tops, fired earth marble splash backs, range of cupboards and drawers, reclaimed flagstone flooring, Belfast sink, integrated dishwasher and, range cooker. Further reception space is offered by the dual aspect dining room which leads through to a lobby. As well as providing access to the front, it also provides access to a utility space with plumbing for further appliances, and a cloakroom with wc, and wash hand basin.

The first floor features solid pine flooring throughout and houses three generous sized bedrooms and family bathroom comprising freestanding roll top bath, separate corner shower, wc and wash hand basin. Originally designed as a four bedroom, the first floor offers potential to create a small additional room, or ensuite if required.

GARDENS

The property enjoys a generous sized gardens surrounding the property. The area to the rear has a southerly aspect and is mainly laid to lawn with areas of gravel and attractively planted borders. It is fully enclosed with a mixture of hedge borders and reclaimed wrought iron fencing. Further benefits include summerhouse, driveway parking and garage with power and light.

LOCATION

This beautifully extended period cottage backs onto open countryside in this small and desirable village, with exceptionally well renowned local pub. Purton and Cricklade offer a wide range of day to day amenities whilst the larger towns of Cirencester and Swindon are within easy reach. There is excellent access to the nearby road and rail network.

VIEWING

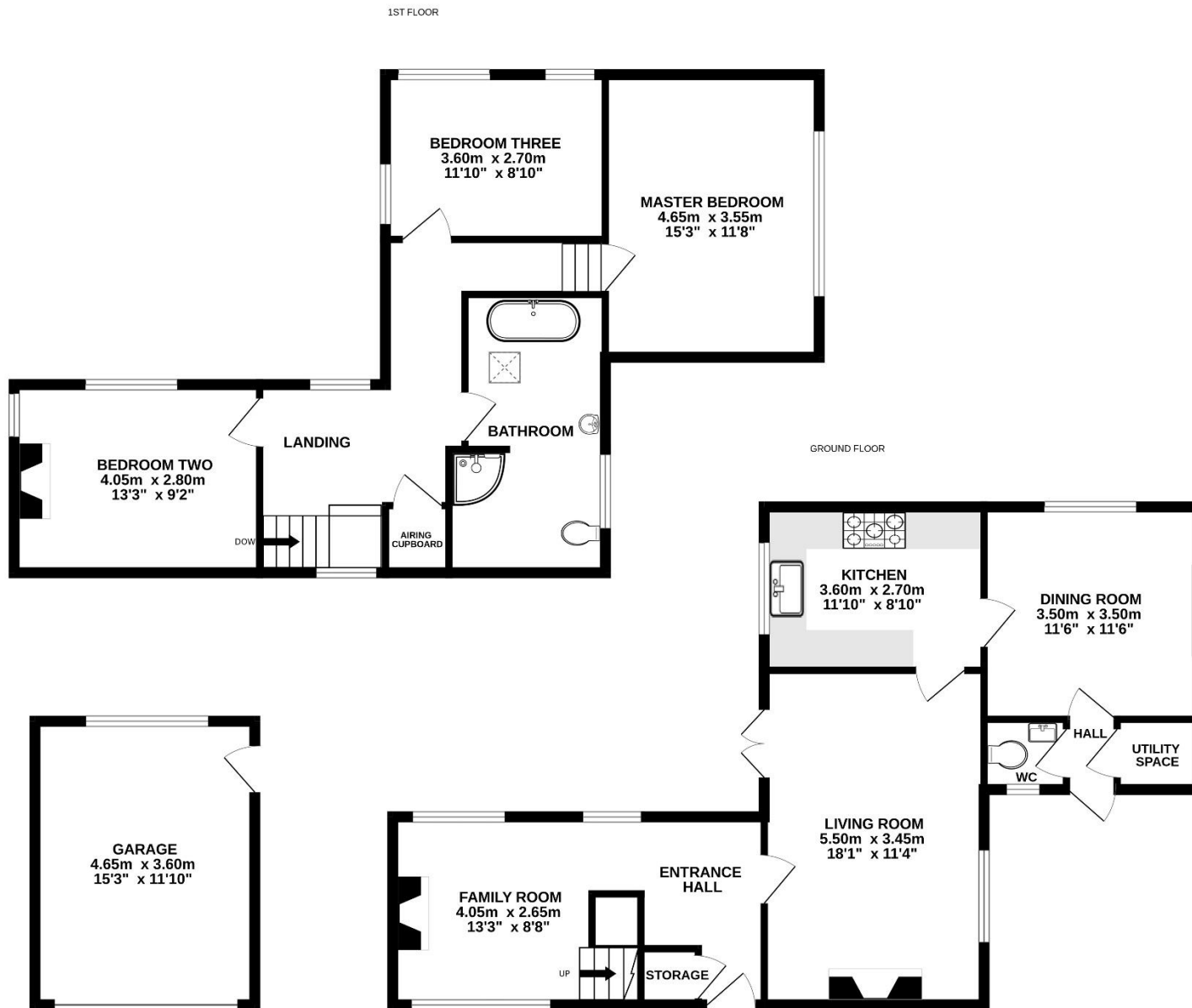
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.



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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