



Station Road, Purton, Wiltshire.

£400,000 Freehold



## 35 Station Road, Purton, Wiltshire.

### Directions

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

### Summary

Some homes have the space, some have the character, and some have the garden. This one manages all three and is offered for sale with no onward chain. Built in 1894 and originally part of Sherbourne Cottages, this handsome terraced home has real charm, generous rooms and a garden that genuinely feels like a surprise waiting behind the front door.

With three bedrooms, two reception rooms, kitchen, and bathroom, the house already offers excellent space, while lapsed planning for a loft room and extended kitchen/breakfast room adds an exciting sense of future potential. Outside, there is driveway parking to the front, a wonderfully long rear garden, open fields beyond and a large insulated garden room that could work brilliantly as an office, gym, studio or extra reception space.

### Step inside

A porch leads into the entrance hall, where stairs rise to the first floor and there is a useful storage cupboard.

The living room sits to the left and immediately shows the character of the house, with a bay window to the front and a feature fireplace creating a strong focal point. From the hall, the dining room provides a generous second reception space, ideal for family meals, entertaining or day-to-day living.

To the rear is the kitchen, fitted with a range of storage and appliance space, with the layout continuing through to a rear hall. From here, there is access out to the garden, as well as to the bathroom, which includes a corner bath, separate shower, WC and wash hand basin.

Upstairs, the first floor offers three large double bedrooms, giving the house a really strong sense of usable space and flexibility.

### Step outside

The front of the property is set back from the road with a gravelled driveway providing valuable off-road parking.

The rear garden is a major part of the appeal. Immediately adjoining the house is a patio area, framed by beautiful rose borders and planting, creating a lovely spot for outdoor dining and summer sitting. From here, the garden continues to unfold, with a seating area and pergola leading through to further garden space beyond. It is one of those gardens that keeps going, and going, and then gives you one more surprise at the end. There are long lawns, mature planting, plenty of space for children, pets or keen gardeners, and a wonderful sense of depth. Beyond the garden are open fields, helping create a much greener outlook than you might expect from such a convenient village position.

At the far end is a substantial insulated garden room with bi-fold doors back towards the garden. Whether used as a home office, gym, studio, games room or extra reception space, it is a brilliant addition and makes the outside space feel genuinely useful as well as attractive.

### Area insight

Station Road is well placed for those wanting village life without feeling tucked away from everyday convenience. It is one of the main routes through Purton, giving easy access in and out of the village, while still keeping local amenities, countryside and the heart of the community within reach.

Purton is a well-regarded Wiltshire village with a strong community feel and a very practical range of amenities. There are local shops, pubs, schools, sports facilities, open spaces and village groups, making it a place that works well for families, downsizers and those looking for a more connected village lifestyle.

The surrounding countryside is a huge part of the appeal, with walks, lanes and green space close by, while Swindon, Royal Wootton Bassett and Cirencester are all accessible for wider shopping, schooling, employment and transport links. It is a location that gives you the character and community of a village, while still being properly usable for modern life.

For buyers wanting period charm, good room sizes, parking, a serious garden and a flexible garden room, this is a very compelling home in a village that continues to be deservedly popular.

### Viewing

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

### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### 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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