



Restrop View, Purton, SN5 4DG

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PROPERTY SALES & LETTINGS

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- A two-story brick house with a brown tiled roof and a prominent chimney. A large conservatory with a copper-colored roof and dark brown frames is attached to the front. The rear garden features a stone patio, a lawn, and a wooden fence. Three terracotta pots are placed on the patio. The sky is overcast with grey clouds.
- No Onward Chain
 - Conservatory
 - Kitchen/Breakfast Room
 - Updating & Modernisation Required
 - uPVC Double Glazing
 - Three Double Bedroom Detached House
 - Three Reception Rooms
 - Utility Room
 - Private Rear Garden
 - Oil Fired Central Heating

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40 Restrop View Purton, SN5 4DG

Open to offers £375,000

Situated within a popular location within the village of Purton and offered to the market with no onward chain, this well-proportioned family home offers excellent potential for modernisation and improvement. While the property is perfectly usable in its current form, some areas would benefit from updating, providing an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own taste and requirements.

The property enjoys a generous, non-overlooked rear garden, driveway parking to the front for at least two vehicles, useful side access and an attached garage.

The accommodation is thoughtfully arranged, beginning with an entrance porch that opens into an impressive sitting room, creating a welcoming central hub to the home. A separate dining room flows seamlessly into a brick-based conservatory, providing an ideal space for entertaining or enjoying views over the garden. The kitchen/breakfast room is accessed

from the living space and is complemented by a separate utility room, which in turn offers internal access to the attached garage as well as a door leading out to the rear garden.

To the first floor, the property continues to offer generous accommodation with three well-proportioned double bedrooms, a large family bathroom and the added convenience of a separate W.C.

Externally, the rear garden offers a good degree of privacy, making it a pleasant space to relax or entertain, while the frontage provides ample parking and access to the garage.

With its generous accommodation, good-sized garden, parking and excellent scope for updating, this property presents an opportunity for a purchaser to create a home tailored to their own style and requirements.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

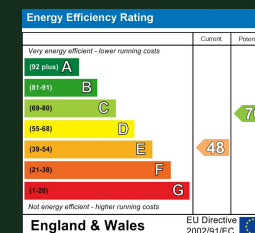
Tax Band E For year 2026/27 = £3105.03
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold (Title Absolute)

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Up to 1000 mbps (Ofcom)
Heating: Oil
Water + Waste: Mains
Electric: Mains

Energy Efficiency Rating (England & Wales)



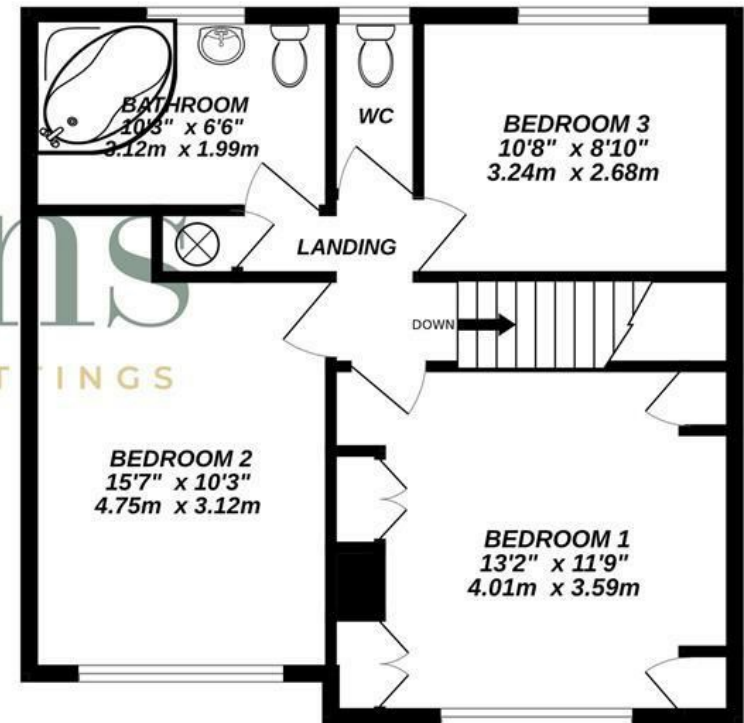
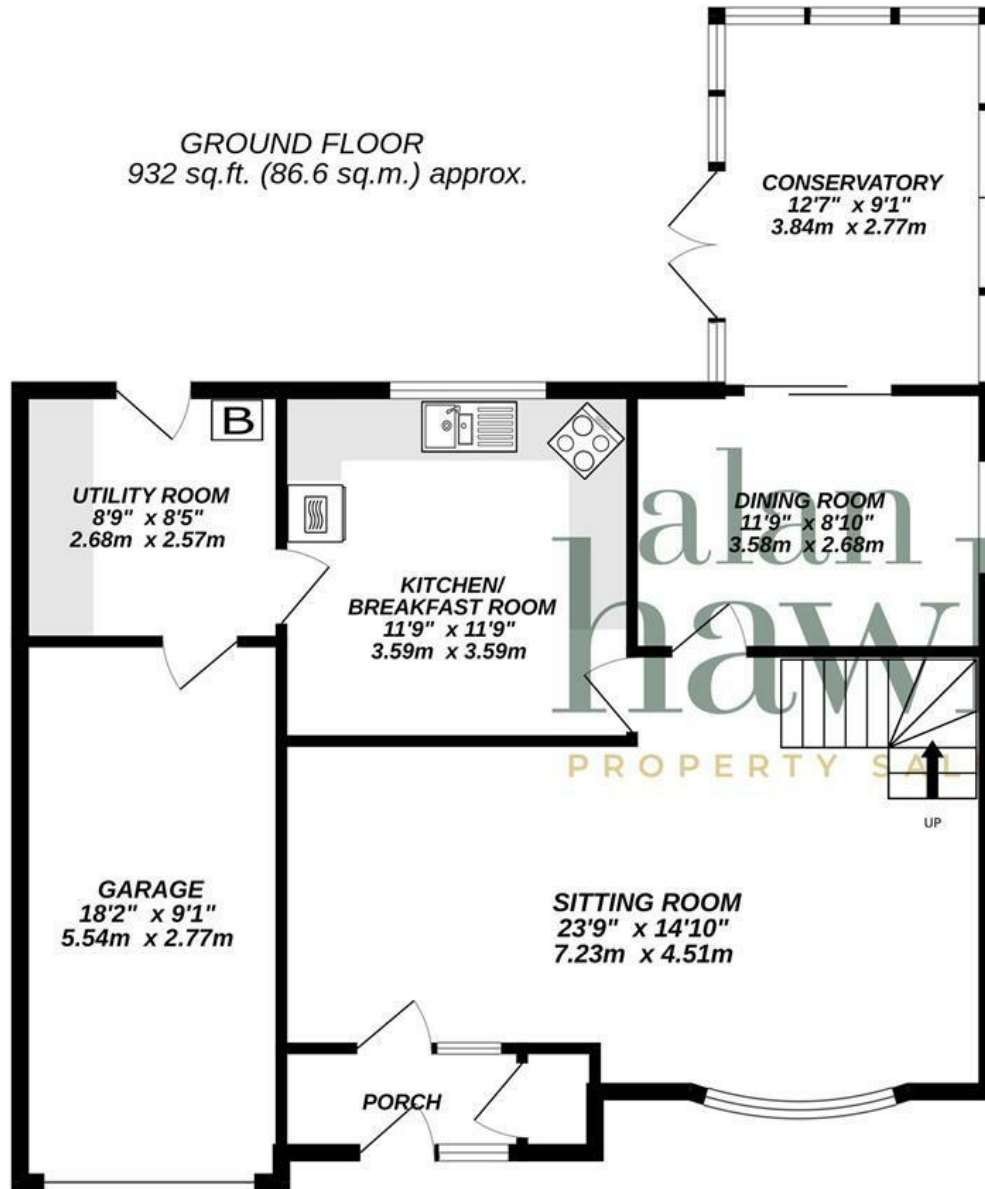






GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

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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