

PerryBishop

PROPERTY MADE PERSONAL



New Farm, Bentham Lane, Purton, Wiltshire, SN5 4JA

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Bentham Lane, Purton, Wiltshire, SN5 4JA

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Delightful detached farmhouse overlooking fields
- Four bedrooms with en-suite
- Gardens of just over an acre
- Kitchen/breakfast room and utility
- Two reception rooms
- Downstairs shower room
- Double garage, double oak framed carport
- EPC: E

About the property

Approached via a private driveway this fantastically appointed property has plenty to offer. Welcomed through the front door the wealth of character features are beautifully presented alongside modernisation.

The ground floor provides two principle reception rooms to the front both presented with feature fireplaces. From the main hallway access then proceeds to the kitchen with wall and base units, a central Rangemaster and space for casual dining, the separate dining room is accessed from here. From the kitchen an open utility hallway gives access to a downstairs shower room, useful boiler room and boot-room. The boot-room leads to the garden.

Stairs from the hallway lead to the first floor with four double bedrooms, one presented with en-suite and family bathroom to service the remaining three. The bedroom formed in the older parts of the property

presents with beautiful beams showing a glimpse into the interesting history of this former farm house.

Positioned in just over an acre of land the gardens are formed with a lawn front with central footpath from the original front gate to the front door, established trees and shrubs border. The rear garden is again mainly laid to lawn with more a formally presented section leading to the remaining open 'paddock' space. From the driveway a large parking area, double garage, double oak framed carport and large storage shed are found.

Agent Note

There is a public footpath running through part of the grounds.

Amenities

Purton is a vibrant and conveniently located village with a good range of shops and amenities. Swindon, approximately six miles east of Purton, offers a continually expanding and improving shopping centre, together with a wide choice of leisure facilities including golf, ice skating, swimming, country and water parks.

A mainline station providing fast track access to London is in Swindon centre (Paddington 55 minutes). The M4 (Junction 16) is around six miles and the A419 is to the north east providing good access to both M4 Junction 15, Cirencester, the Cotswolds and M5. There is a good range of both private and state schooling within a twenty miles radius with one of the best secondary schools in the area, Bradon Forest School, nearby. There is two independent schools within a five mile radius



Directions

From our office in Cirencester follow the A419 in a southerly direction towards Swindon and after approximately six miles take the exit signposted to Cricklade, then to Purton. At the Packhorse take a right to Bentham Lane, continue past Cow Street and at the bend the house is located.

Services & Tenure

We believe the property is served by mains electricity, water and septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Wiltshire District Council

Council Tax Band - E

Our reference

CIR4465/02021060

We'd love to hear from you

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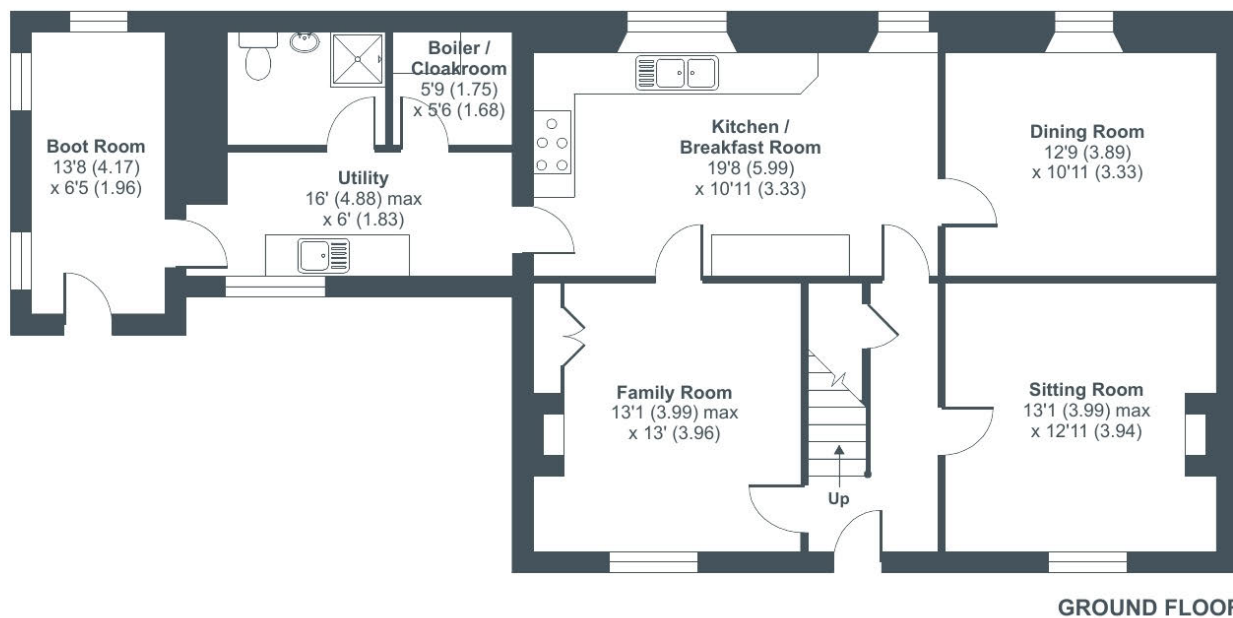




New Farm, Bentham, Purton, SN5

Approximate Area = 2098 sq ft / 194.9 sq m

For identification only - Not to scale



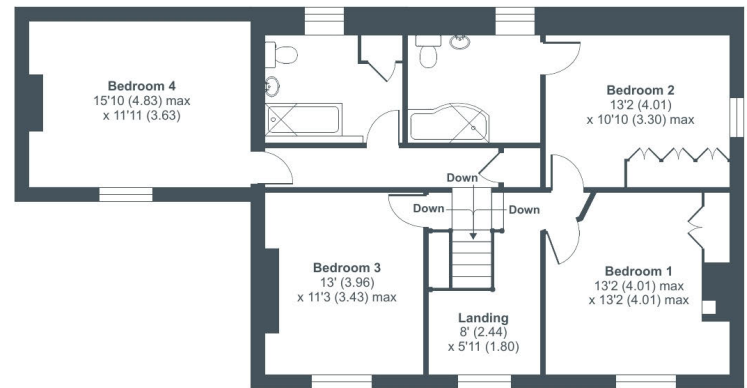
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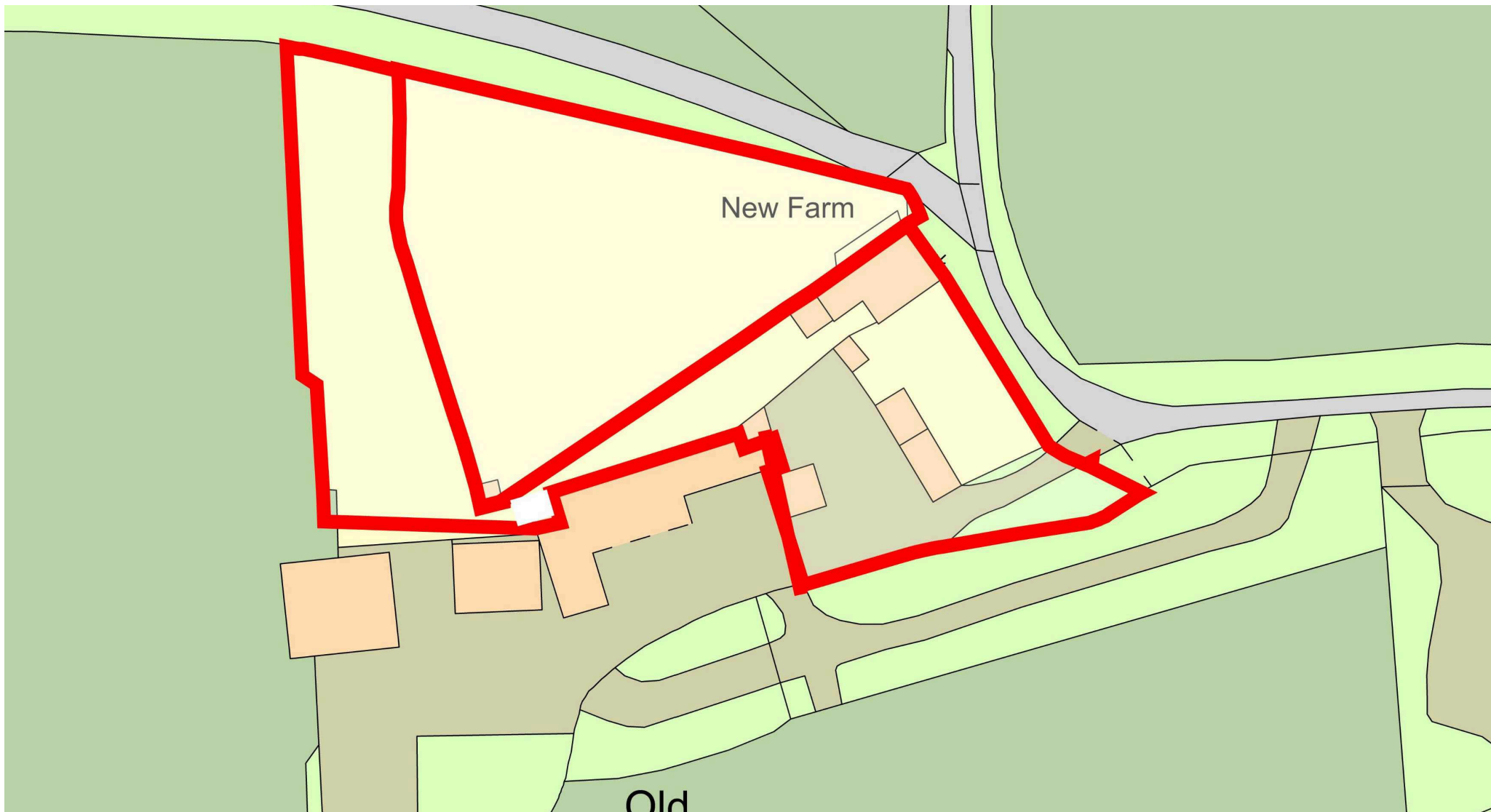


FIRST FLOOR



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Gloucestershire • Oxfordshire • Wiltshire

