

Bentham Lane,
Bentham, Wiltshire, SN5 4HZ



Four well-proportioned bedrooms | Very well-presented
Sitting room with woodburning stove | Large gardens and paddock
Bath and separate shower | EPC E

Offers in Excess of £500,000

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Enjoying a lovely rural setting, Bentham is a quiet hamlet just outside Purton, very well placed for easy access to Swindon, Cirencester and the M4 and M5, but is quietly placed and enjoys views to farmland both front and rear.

Built in the 1920s the property has been extended and now provides a well-proportioned and well-balanced home. This is approached into an entrance porch leading through to an entrance hall. The sitting room is a good sized room, quite spacious and has a large side bay window and a fireplace with a multi-fuel burner. There is a separate dining room with fireplace leading through to a newly fitted kitchen with an extensive range of units, oak work surfaces and a Belfast sink. The utility room has a complimentary range of matching units, and there is a downstairs cloakroom.

At first floor are four well-proportioned bedrooms. The master bedroom is dual aspect, there are three further bedrooms and bathroom, which has a bath and a separate shower cubicle. The gardens are a particular feature. Overall

the gardens and additional paddock behind amount to about 0.7 acre.

The property is approached over a driveway with extensive parking and a single garage. The gardens are predominantly laid to lawn, there is a wide decking area with summer house and shed, a pond and rear gate to a paddock/field, which is fully enclosed and abuts adjoining farmland.

In addition is a large vegetable patch, chicken coop and green house.

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, Braden Forest School, a short walk away.

Directions

From our office in Cirencester take the A419 headed towards Swindon. Come off at the Cricklade junction and head into Cricklade. At the mini roundabout take the first exit into the High Street and follow onto the B4553, follow this road past the turning to Purton, close after this will be a sharp turn to the right, take the first turn right after this and immediately turn right signed Bentham. The property is on the right hand side.

Services & Tenure

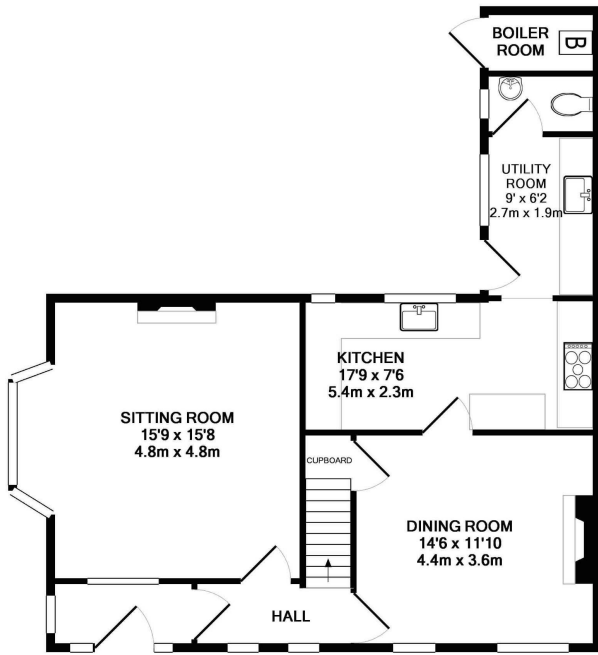
We believe the property is served by mains electricity, gas, water and septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

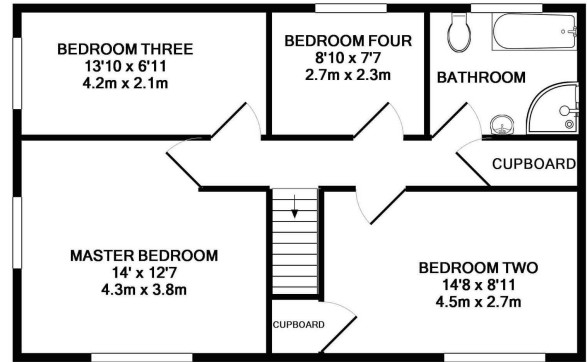
Wiltshire District Council

Ref: CIR3809/MM/71023070





GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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