

richard  
james



9 High Street, Purton, Wiltshire, SN5 4AA

**Offers Over £425,000**



## IN A NUTSHELL

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This three bedroom semi-detached character cottage is well located on the High Street within the sought after village of Purton and offers far stretching countryside views to the rear.

This unique property was formerly two cottages and has been extended and improved making the property very spacious.

The ground floor living accommodation comprises; three reception rooms, two with feature fireplaces; the main sitting room with a woodburner, there is also a useful study/fourth bedroom, through to the rear of the home, there is a spacious kitchen/dining room, utility room and a re-fitted shower room

The first floor offers; a generous main bedroom, three bedrooms and a further bathroom with roll top bath.

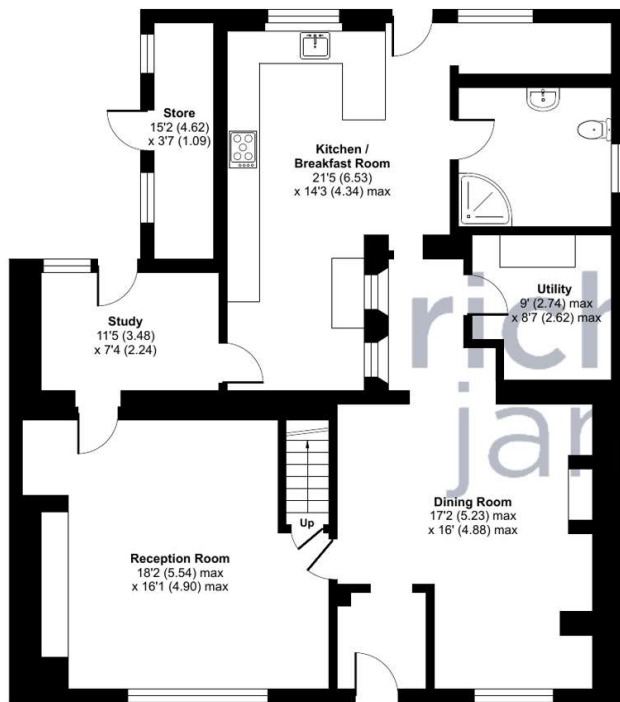
This property offers internal character and charm throughout with feature fireplaces, beams, stonework and flooring.

To the rear is an enclosed rear garden with a patio seating leading to a generous lawn overlooking views over rolling countryside.

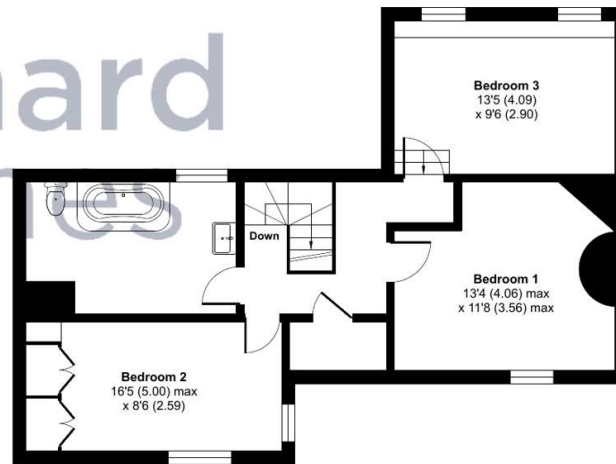
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GROUND FLOOR



FIRST FLOOR

Approximate Area = 1902 sq ft / 176.7 sq m  
 Store = 54 sq ft / 5 sq m  
 Total = 1956 sq ft / 181.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchecm 2024.  
 Produced for Richard James. REF: 1093577

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3. All Measurements are approximate.

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**richard james**

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