

richard  
james



**Rose Tree Cottage, 7 Locks Lane, Purton, SN5 4HD**

**Offers in the region of £725,000**




## IN A NUTSHELL

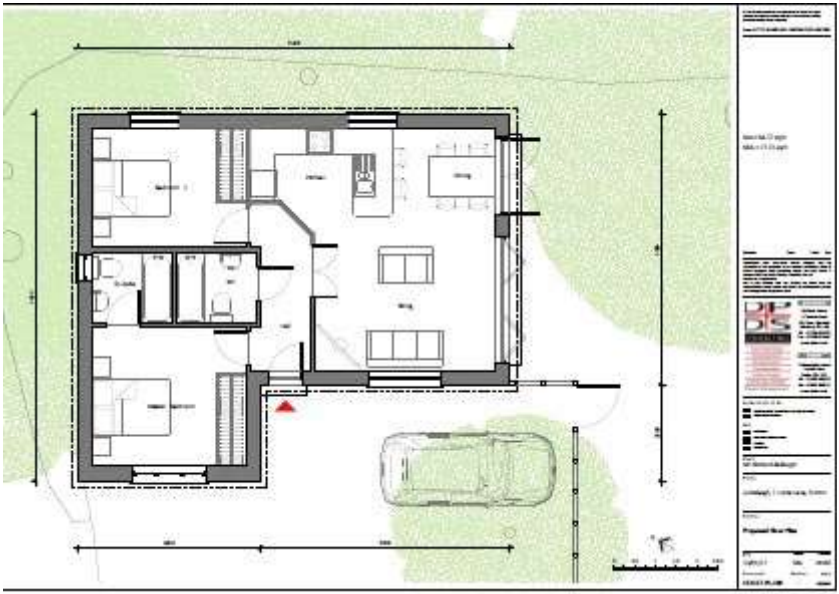
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Situated off of a private gravel lane and occupying a 1/3 acre plot on the outskirts of the village of Purton, we are pleased to present this totally refurbished 3 bedroom detached thatched cottage which also comes with a triple garage and planning permission to convert it into a 2 bedroom detached bungalow. Dating back to 1604 the property has been tastefully modernized but still retains the charm of an 'olde worlde cottage'. The property benefits from LPG heating, sitting/family room, dining room, re fitted kitchen/breakfast room, family bathroom, 3 bedrooms, re fitted shower room, triple garage and office with Planning permission to convert into a 2 bedroom detached bungalow, further office, gravel driveway with parking for numerous vehicles and large wrap around landscaped gardens. The property is offered with vacant possession and viewing is highly recommended by the vendor's sole agent.

## EPC

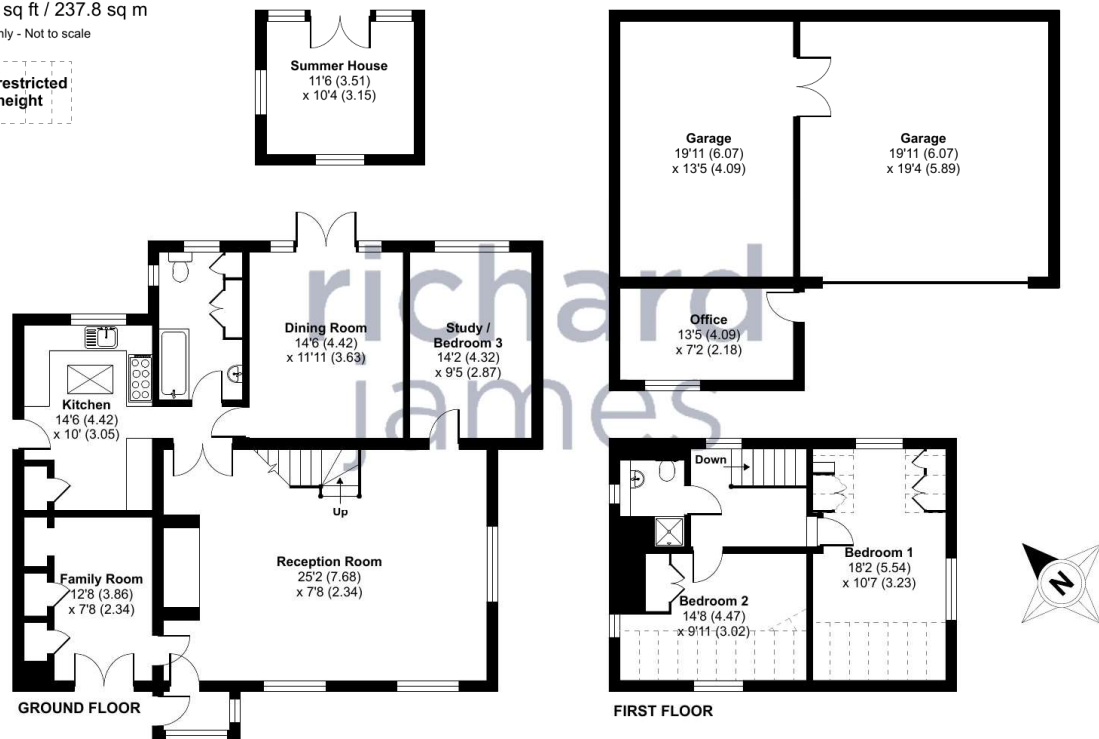
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>73</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 1528 sq ft / 142 sq m  
 Limited Use Area(s) = 139 sq ft / 12.9 sq m  
 Garage = 774 sq ft / 71.9 sq m  
 Outbuilding = 119 sq ft / 11.1 sq m  
 Total = 2560 sq ft / 237.8 sq m

For identification only - Not to scale

Denotes restricted head height



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Richard James. REF: 853081

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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