

richard  
james



**Barbers Cottage, Witts Lane, Purton, SN5 4ES**

**Offers in excess of £675,000**





## IN A NUTSHELL

 **4**
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 **3**

\*\*\*LOCATION, LOCATION, LOCATION\*\*\*

Guide Price - £685,000 - £715,000

Situated at the end of a quiet country lane on the outskirts of Purton with far reaching views across open countryside. We are pleased to present this much improved and extended 4 bedroom detached family home with 2 ensembles. The property offers modern open plan living and benefits from uPVC double glazing, gas radiator central heating, sitting room, cloakroom, study, re fitted open plan kitchen/breakfast room/dining room, utility room, sun room, master bedroom with ensuite & dressing room, 2nd bedroom with ensuite & dressing area, 2 further bedrooms, re fitted family bathroom, garage & gardens. The property is well located for all local amenities, shops, schools etc & M4 J16 & A419 via Cricklade.

## 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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	







## EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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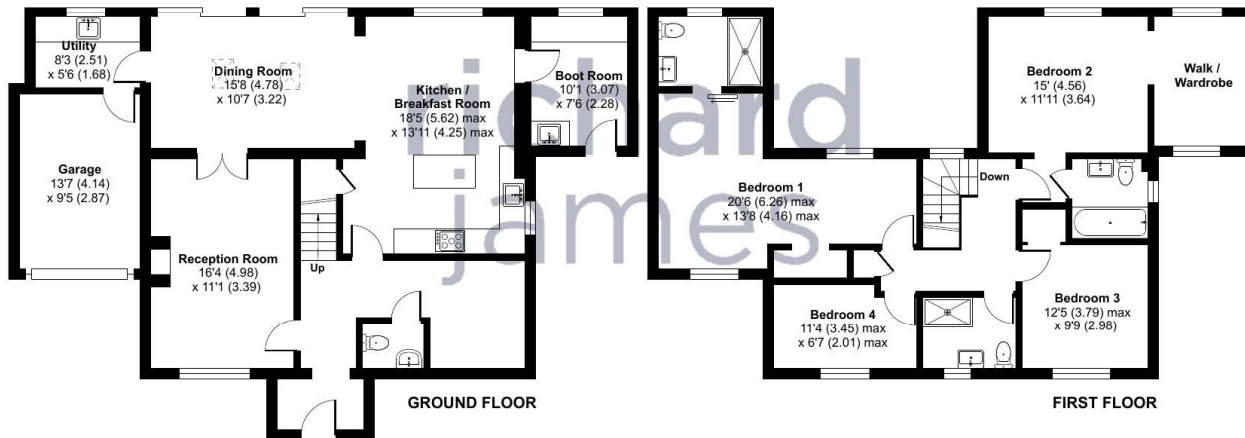
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Approximate Area = 1819 sq ft / 168.9 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1947 sq ft / 180.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1131771

### Richard James & their clients give notice that:

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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