



richard  
james

**26 Widham Farm, Purton, Swindon, Wiltshire, SN5 4EW**

**Guide Price £550,000 to £600,000**



## IN A NUTSHELL



Chain free character farmhouse set in c. 1/3 acre with over 1650 Sqft of living accommodation over two floors.

The Cotswolds are a short 10-15 minute drive away with South Cerney Lakes, Cricklade and Cirencester all within easy reach.

Purton itself is a village with a great community and offers surgery, range of pubs, local convenience stores, takeaways, Tennis & Cricket Clubs, Kids playpark and all things required for everyday life!

The accommodation comprises entrance hall, fitted kitchen, living room, dining room both with woodburning stoves and further reception/bedroom. The first floor offers three bedrooms and family bathroom.

Outside the gardens are generous with a Westerly aspect, Children's play area and a range of mature trees. The front offers a large gravelled driveway area for several vehicles.

\*\* Please note the there is a New build Cotswold single storey Barn Conversion being constructed adjacent, which will be completed c. January 2025 \*\*

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# EXCEPTIONAL SERVICE

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-  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
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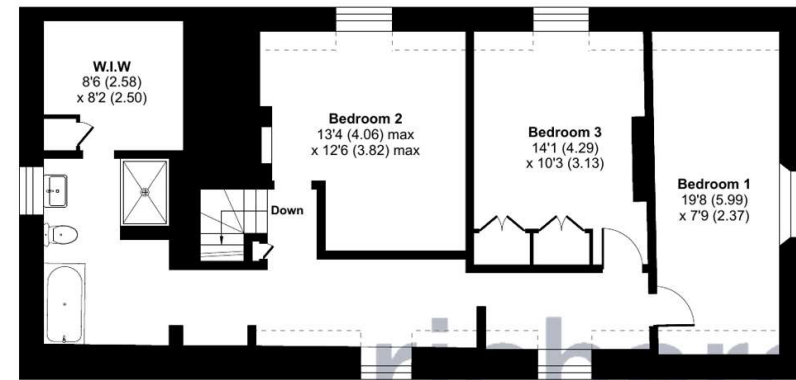
Find me on [incentivised.com/Emma Middleton](https://www.incentivised.com/Emma Middleton)

Approximate Area = 1659 sq ft / 154.1 sq m  
Limited Use Area(s) = 64 sq ft / 5.9 sq m  
Garage = 166 sq ft / 15.4 sq m  
Outbuilding = 114 sq ft / 10.6 sq m  
Total = 2003 sq ft / 186 sq m

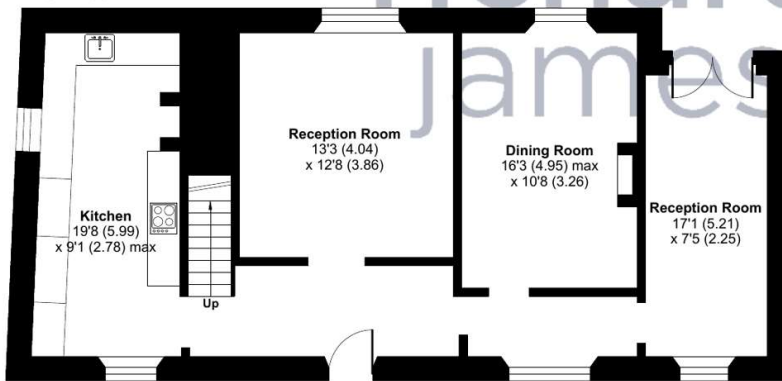


For identification only - Not to scale

Denotes restricted head height



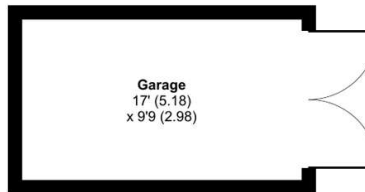
FIRST FLOOR




GROUND FLOOR



OUTBUILDING



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1191287

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- All Measurements are approximate.

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