



MOORE ALLEN
& INNOCENT

MANOR HILL COACH HOUSE
PURTON
SWINDON
WILTSHIRE
SN5 4EG

A spacious Victorian coach house conversion with later additions, set in open countryside with views of St. Mary's Church. Featuring four bedrooms, four reception rooms, and three bathrooms.

- Open Plan Living
- Four Double Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Wood Burning Stoves
- In All Circa 230sqm GIFA
- Well-Appointed Kitchen With Central Island
- Bright And Spacious
- Hot Tub / Garden Room
- Studio / Gym
- Ample Parking

GUIDE PRICE
£900,000
FREEHOLD



THE PROPERTY

Nestled amidst open countryside with scenic views of St. Mary's Church, this impressive Victorian coach house conversion, enriched with later additions, seamlessly blends period charm with contemporary flair. Offering four large reception rooms and four bedrooms, complemented by bathroom and shower suites, this property exudes timeless elegance. The lavishly landscaped gardens exude privacy and seclusion, adding to the allure of this exceptional residence.

Upon entry, you are welcomed into the large porch, leading to a grand reception room which has been meticulously renovated since ownership, adorned with Georgian-style features and exposed wooden floors. Dressed brickwork surrounds the log-burning stove which heats this lovely, vaulted room. The drawing room and dining room boast delightful features such as triple-glazed windows, which were replaced throughout the property in 2014, period-style fireplaces, and exposed beams. Meanwhile, the kitchen has been completely overhauled in recent years, making this space a culinary haven with bespoke fittings and granite countertops.

A particular standout feature is the central island with vaulted ceiling and Velux windows, along with bi-folding doors leading to the decking area of the garden.

Just off the modern fitted kitchen is a useful utility room, cloakroom, and laundry room, with further access to the garden. The kitchen is fitted with a range of wall and base mounted units. An extension and new roof were added in 2018, during which the property was rewired and a newly fitted fuse box installed.

Upstairs, there are four double bedrooms, two of which have ensembles. The main bedroom boasts a jack and jill dressing room with a feature ensuite, complete with a roll-top bath, walk-in shower, and his and her basins.

Outside, the secluded wrap-around garden landscaped to perfection, features an array of paved sun terraces, mature trees, and lush lawns, bordered by open farmland to the rear with stunning views. A cedar-clad summer house with a four-person spa invites relaxation, while a large wooden built bar welcomes family gatherings or hosting events.

The former garage has been converted to create a chill out studio or gym area and adjoining workshop provide practicality and storage solutions. Ample parking and turning areas to the front via a shared access drive by the neighbouring party. An EV car charger installed to support with modern day motoring.

This property presents an exceptional opportunity to embrace countryside living in a setting of timeless elegance and modern comfort.

GENERAL INFORMATION

Services: We understand all main services are connected (with the exception of gas).

Heating is provided by log burning stoves and oil-fired boiler powering the heating system which has been serviced in November 2025.

Private drainage by means of a septic tank. which sits within the boundary of the property.



LOCATION

Situated in the vibrant village of Purton, residents enjoy a host of amenities including shops and leisure facilities. Swindon, merely 6 miles away, offers a plethora of shopping and entertainment options, while its mainline station provides convenient access to London (Paddington in just 55 minutes). The nearby M4 and A419 ensure easy connectivity to surrounding areas and major road networks. Additionally, the area boasts a selection of reputable private and state schools within a 20-mile radius.

DIRECTIONS

From junction 16 of the M4 motorway, follow the B4042 towards Malmesbury. At the first roundabout, take the right turn towards Purton. After approximately 1 mile, turn right towards Lydiard Millicent. Just past the church by the village pond, take a left towards Purton. The property will be located on the right-hand side, just before The Pear Tree Hotel.

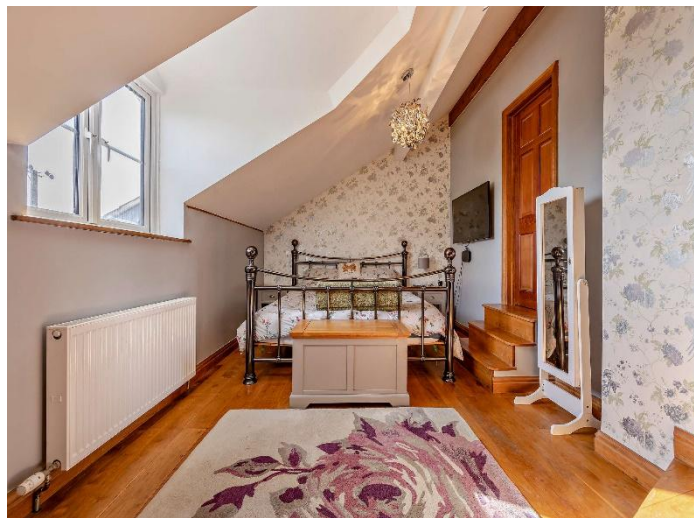
OUTGOINGS:

The property is freehold, offering vacant possession upon completion.

Local authority: Wiltshire County Council.

Council tax band 'F' charges 2026/27 £3,669.58

EPC Band 'D' (63).



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