



MANOR HILL COTTAGE

Purton, Wiltshire, SN5 4EG

MOORE ALLEN
& INNOCENT



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A superb family home set within a delightful rural setting, enjoying far-reaching countryside views, extensive accommodation, paddocks, and beautifully maintained grounds. This exceptional property also features a swimming pool and an enclosed sun terrace, creating a perfect balance of comfort and lifestyle.

GUIDE PRICE
£1,450,000



This much-loved home has been thoughtfully improved by the current owners and offers generous, well-planned living space throughout. At its heart lies a stunning open-plan kitchen and dining area, filled with natural light from its dual aspect. Designed for both everyday living and entertaining, it provides ample space for relaxed seating set around a charming wood-burning stove—an inviting hub for family life.

The bespoke modern kitchen is complemented by sleek Scandinavian blue pearl granite worktops, offering abundant storage and preparation space to satisfy even the most enthusiastic cook.

The ground floor provides excellent flexibility, with two elegant reception rooms. A spacious sitting room, complete with an open fireplace, and a formal dining room both open directly onto the garden via French doors, creating a seamless indoor-outdoor flow ideal for entertaining. A well-proportioned study offers a practical space for home working. Additional features include a utility room, cloakroom, generous storage, and a double garage.

Upstairs, the impressive principal bedroom suite enjoys its own private balcony, perfectly positioned to take in the stunning open views. It also benefits from an en suite bathroom and extensive built-in storage. Five further bedrooms are well-served by an additional en suite and a stylish family bathroom, all offering built-in storage.

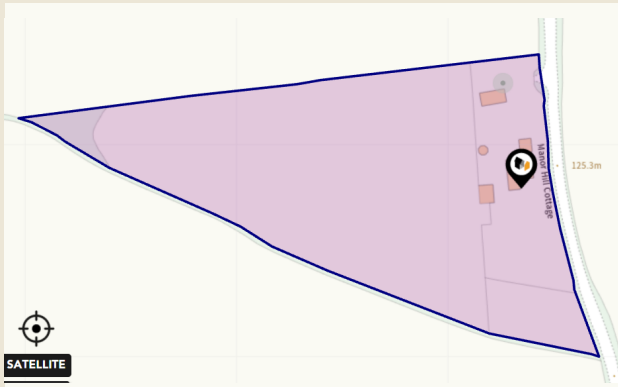
A spacious entrance hallway and galleried landing further enhance the sense of light and scale throughout the home.

Outside, the property truly excels. A standout feature is the impressive swimming pool terrace, enclosed by attractive stone walls and complemented by a summer house/pool room—an ideal setting for outdoor entertaining and family enjoyment.

The grounds are equally impressive, with a large gravel driveway providing ample parking, well-tended gardens featuring a variety of mature planting, and a timber stable block offering versatile use as storage, workshop space, or for equestrian purposes. Beyond this lie well-maintained paddocks, with the entire plot extending to just over four acres.

This is a wonderful home offering a rare combination of space, privacy, and versatility, all while remaining conveniently located for easy access to Swindon and the M4 and M5 motorway networks.





Services: Mains electricity and water are connected to the property. Private drainage via a septic tank. Oil fired central heating feeding radiators. Air source heat pump serving the swimming pool. Broadband & Mobile signal checker via www.ofcom.org.uk.

Outgoings: The property has been placed in Band 'G' for Council Tax purposes; charges 2026/27 £4234.14.

EPC: D (56).

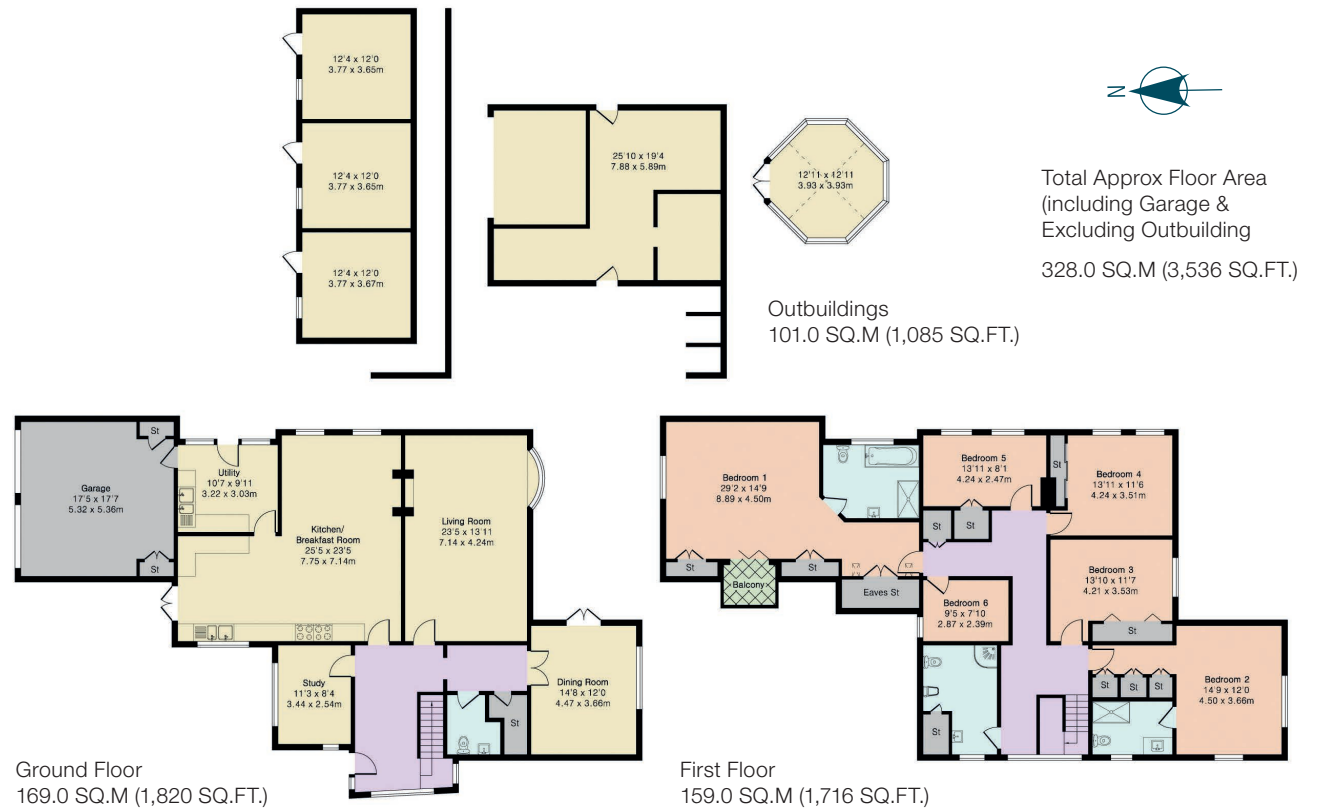
Local Authority: Wiltshire Council 0300 456010.

Tenure: Freehold with vacant possession upon completion.

Location: A fabulous rural setting nestled between the two popular villages of Purton and Lydiard Millicent. Purton is well-served with two convenience stores, pubs, café and restaurant, along with an organic farm shop, pharmacy and medieval church. Primary and secondary schooling, cricket, football and tennis clubs. Private schooling options include the Cheltenham colleges, Wycliffe and Marlborough College. Everyday shopping needs are well served by the market towns of Cirencester and Royal Wootton Bassett. Both have weekly and artisan markets and large supermarkets as well as independent shops and cafés. The Cotswold Water Park, just nine miles away offers a great range of water sports, cycle trails and bridle tracks. National road and rail links are easily accessible via the M4 and Swindon Train Station, both approximately five miles away.

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DISCLAIMER

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