

MANOR HILL HOUSE

Purton, Wiltshire SN5 4EG



MOORE ALLEN
& INNOCENT



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An impressive extended Edwardian Country House providing the extensive and versatile accommodation that is further enhanced by the surrounding gardens, outbuildings, equestrian facilities and attractive countryside affording open views yet conveniently located for excellent communication links, schooling and amenities.

GUIDE PRICE
£1,295,000



This substantial residence has been a much-loved home to several generations of the same family, offering exceptional space across four floors—from cellar to attic—easily accommodating multiple lifestyles or intergenerational living. The grand period entrance hall and high ceilings set the tone for the home, leading to three beautifully appointed reception rooms and an expansive open plan kitchen, dining and family room which forms the heart of the property. This generous space opens into a garden room and continues out to a large paved terrace, ideal for entertaining or enjoying the tranquillity of the landscaped gardens. The home retains a wealth of original features including stained glass windows, tiled floors, cast iron fireplaces and a traditional Aga, all blending harmoniously with light-filled modern spaces. A walk-in pantry, separate utility and boot room, and a dedicated laundry room offer everyday practicality for busy family life.

On the first floor, the principal bedroom enjoys dual-aspect views and features a walk-in wardrobe and a luxurious en-suite bathroom with a freestanding clawfoot bath. Three further spacious bedrooms also benefit from en-suite shower rooms and built-in wardrobes. A well-positioned home office completes the floor, offering privacy for remote working.

The top floor offers remarkable flexibility, as further bedrooms recreational space or a fantastic work space complemented by three bath/shower rooms. This extensive attic space features attractive exposed timbers.

Set with grounds of 1.9 acres, a rural dwelling of this size is complete with a range of outbuildings. Versatile external storage enhance the desirability, with three stables, tack room, garage and store. The outdoor school is floodlit and has its own water supply.

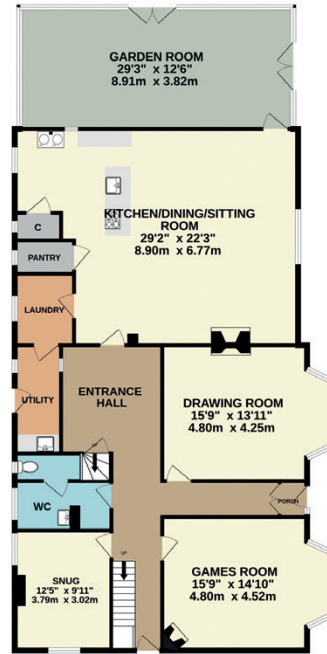
Set back behind electric gates, a sweeping gravel driveway leads in and splits off to the neighbouring property. There is ample parking and a turning circle, that adds presence to the main façade.

A truly unique proposition and one that must be viewed to be fully appreciated.





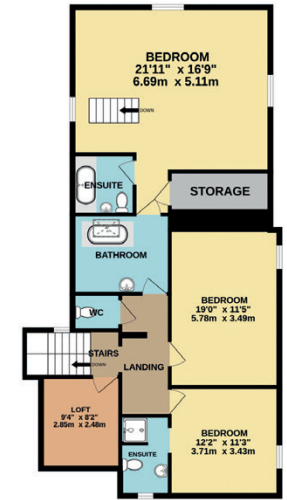
Cellar
15.7 SQ.M (169 SQ.FT.)



Ground Floor
181.9 SQ.M (1,958 SQ.FT.)



First Floor
141.7 SQ.M (1,526 SQ.FT.)



Second Floor
98.3 SQ.M (1,058 SQ.FT.)

Cellar: 15.6 SQ.M
Total Approx Floor Area
505.7 SQ.M (5,443 SQ.FT.)



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

EPC: E (47)

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

Local Authority: Wiltshire Council
0300 456010.

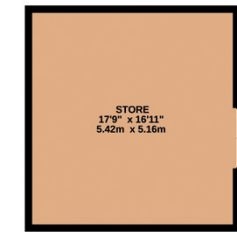
Tenure: Freehold with vacant possession upon completion.

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

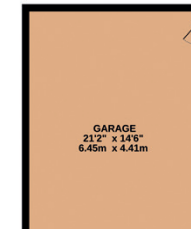
restaurant, along with an organic farm shop, pharmacy and medieval church. Primary and secondary schooling, cricket, football and tennis clubs. Private schooling options include the Cheltenham colleges, Wycliffe, Rendcomb and Marlborough College

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.

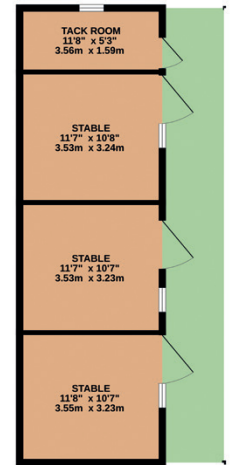
National road and rail links are easily accessible via the M4 and Swindon Train Station, both approximately five miles away.



Store
28.1 SQ.M (302 SQ.FT.)



Garage
28.5 SQ.M (307 SQ.FT.)



Outbuildings
40.1 SQ.M (431 SQ.FT.)

Total Floor Area
96.6 SQ.M (1,040 SQ.FT.)

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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