



## The Old Dairy, 2A Buryhill Farm, Braydon, Wiltshire, SN5 0AD

**£1,500 pcm**

Rurally located with easy road networks access, this charming 2 bed former dairy conversion is deceptive in size with an enclosed garden and outbuildings.

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## The Property

**DESCRIPTION** This former dairy was sympathetically converted in 2009 creating a charming single-storey home complete with underfloor heating. The property is set within a working farm hidden behind electric gates and rurally located whilst easily accessible to Royal Wotton Bassett, Cirencester and Swindon. The accommodation is deceptively generous extending to around 1,100 sq.ft. At the heart of the home there is a large open plan kitchen/dining room with an impressive vaulted ceiling. The living room features a wood-burning style stove and all of the principal rooms have double doors connecting to the garden. There are two bedrooms, the main bedroom of which boasts fitted wardrobes. There is a bathroom as well as a further cloakroom. Externally, the property has private off-street parking. The garden is arranged at the rear and is fully enclosed surrounded by walling and double timber gates. Within the garden there are former stables and a carport providing superb storage.

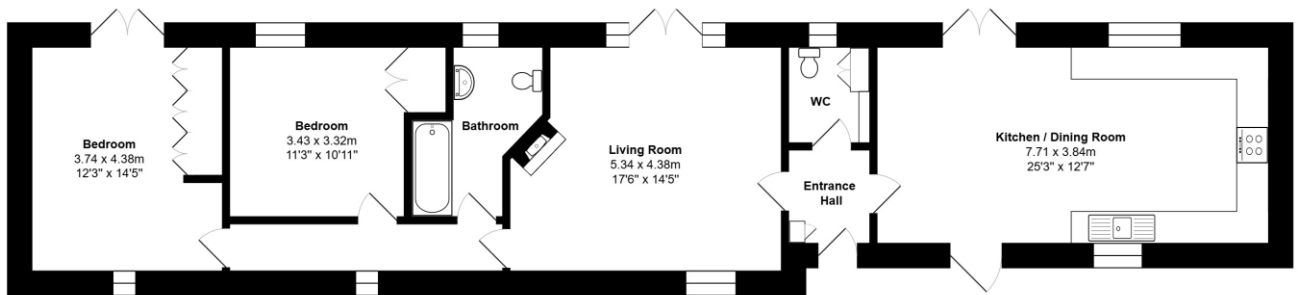
**SITUATION** The property is rurally located between the popular villages of Purton, Minety and Ashton Keynes. Purton is thriving large village which lies about 3 miles north of the M4 from J16 amidst delightful Wiltshire countryside. The village is well served by a number of local shops and amenities with two convenience stores,

an organic farm shop, a library, doctors, dentist, a veterinary surgery and a primary school as well as a number of independent shops, pubs and restaurants. The village has an excellent primary school and is within the catchment for the popular Braydon Forest School. The larger town of Royal Wotton Bassett has further facilities and is just 5 miles away whilst the commercial centre of Swindon with its mainline train station is located about 6 miles away. The M4 provides convenient access to London, Bristol and Bath whilst the property is also within easy reach of the A417/A419 to Cirencester and Cheltenham and the M5 motorway.

## Directions

The property is found along the Braydon Road B4696, next door to the Rein and Shine riding stables, and located behind the large electric timber gates. What3words: ///possibly.insolvent.suave

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 101.7 m<sup>2</sup> ... 1095 ft<sup>2</sup>

All measurements are approximate and for display purposes only