

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



5, Dauntsey Road, Great Somerford

Price Guide £425,000

A semi detached house (1288 sq ft), situated in this popular village, with lovely garden and countryside views to the rear.

3 bedrooms, family bathroom, porch, sitting room, cloakroom, dining room, well equipped kitchen/breakfast room.

Large store, driveway parking for 2 cars.



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The Property

This well presented semi-detached home has been much improved by the current owners since they purchased in 2001. The windows have UPVC double glazed units, the kitchen was replaced in 2019 and a new composite front door was added in 2021. The mature rear garden is a particular feature and enjoys a westerly aspect with farmland beyond. Potential exists to extend the accommodation into the store, off the kitchen, subject to any necessary permissions. From the porch a door leads into the sitting room which has an open fireplace. There is an alcove off and a cloakroom. An opening leads through to the dining room with double doors into the rear garden. A door continues to the well fitted kitchen with an electric oven, combination microwave and a warming drawer. The dishwasher and washing machine are both integrated and there is a larder storage unit. From the kitchen there is access to a large store with further potential. On the first floor the main bedroom has a good range of built-in wardrobes. Bedroom two at the rear has a lovely open aspect, while bedroom three is a generous single with painted floor boards. The family bathroom has a shower over the bath.

Outside

At the front is a gravelled driveway providing off road parking for two cars. The rear garden is chiefly lawned with well stocked flower and shrub borders. A paved patio runs the full width of the house providing ample room for outside entertaining.

General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. Council Tax Band C - £1,953.60 payable for 2024/25. EPC rating: band E - 48.

Great Somerford

The village has a thriving community and benefits from an excellent village shop/post office, public house and a primary school. There is an excellent pub in the neighbouring village of Little Somerford, plus a wide range of shops in nearby Malmesbury. There are good road communications to the regional employment centres of Bristol, Swindon, Reading and London via the M4 motorway network. Frequent main line rail services to Paddington operate from Swindon, Chippenham and Kemble.

Directions to SN15 5HT

From Malmesbury take the A429. Just after the 40mph sign, turn left into Grange Lane signposted Startley. Proceed into Startley and take the left to Great Somerford. Enter the village, proceed over the crossroads. Continue past the primary school, around the bend and the property is a short distance along, on the left hand side, denoted by our 'for sale' board.

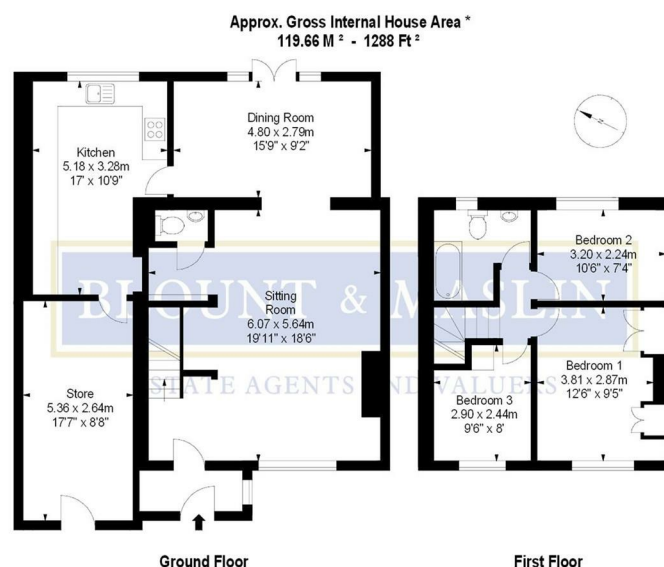


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice