



## Avonlea, Little Somerford

Price Guide £450,000

A non-estate village home (976 sq ft) with further potential in the centre of this popular village.

3 bedrooms, bathroom and shower room. Hall, cloakroom, sitting room,  
kitchen/dining room and utility room. Garage and parking.

Gardens to front and rear. Chain Free.





# Avonlea, Little Somerford

## The Property

This mature detached home was built in the mid 1980s and is one of a pair built in the grounds of the former village school. It has been in the same ownership since 1990 and has recently been updated with a new kitchen, bathroom, floor coverings and redecoration throughout. The windows and external doors are UPVC and there are gardens to front and rear, the latter having access to the garage via a side door. The boiler and guttering have been replaced in recent years.

## The Accommodation

Canopy porch and front door leading into a hall with stairs to the first floor and a cloakroom off. On the right is the dual aspect sitting room and on the left is the kitchen/dining room which features a built-in oven, hob, hood and dishwasher. There is an under stair cupboard and a door leads off to the utility room with a sink and space for the washing machine, plus an external door. On the first floor landing there is access to the loft and the airing cupboard housing the hot water cylinder. There are two double bedrooms at the front with built-in wardrobes and a good sized single at the rear. The family bathroom has a vanity basin and there is a separate shower room.

## Outside

There is pedestrian access from the road to a front garden with lawn and a path to the front door. There is access either side of the house to the rear garden which has a new patio, lawn and a new fence. The Calor gas tank is screened and there is a garden shed plus outside tap and light.

## Garage

There is vehicular access to the rear over a driveway shared with the two neighbouring properties, Kingsby and the Old School. The garage has power and light plus a side door into the garden.

## General

The property is Freehold. The Calor gas boiler is in the kitchen and supplies central heating and hot water. Council Tax Band E - £2,717.66 payable for 2024/25. EPC rating Band E - 41.

## Location

Little Somerford lies 3 miles south-east of Malmesbury, 9 miles from Chippenham and 13 from Swindon. The village has a free house pub with good restaurant, a church and a village hall, where there are frequent daytime and evening activities. Great Somerford has a late opening shop, public house and Ofsted rated Good primary school and pre-school. Junctions 16 and 17 of the M4 are both within a convenient driving distance, providing easy access to the area's major employment centres, including Swindon, Bath and Bristol. Trains to London are available from Kemble and Chippenham, both within 10 miles. There are excellent state and private schools within the area, together with public transport links to the neighbouring towns and villages.

## Directions to SN15 5JW

Head east towards Royal Wootton Bassett on the B4042 and after about two miles turn off right to Little Somerford. Proceed down the hill and fork right towards Great Somerford. The house is the third on your right as you turn the corner. The driveway which leads around to the rear is the first on your right.

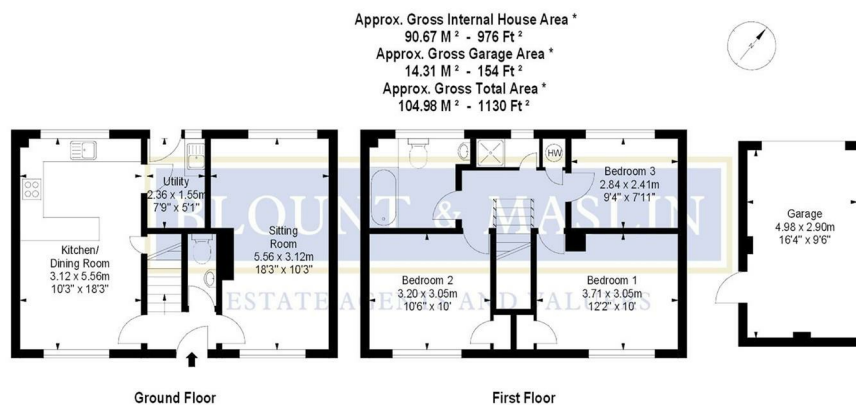


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice