



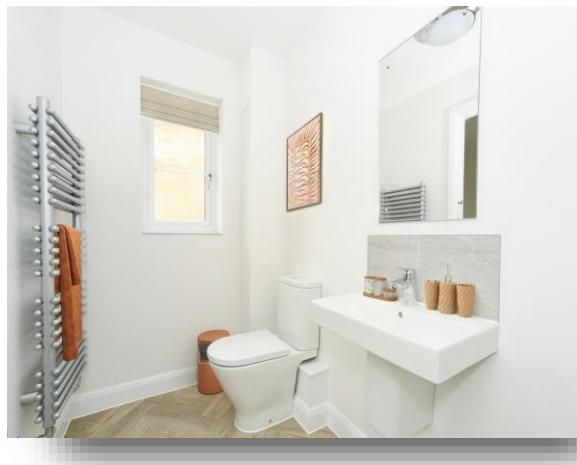
Barley Close, Great Somerford Chippenham SN15 5FF

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welcome to

Barley Close, Great Somerford Chippenham

Cotswold Homes — where timeless design meets fresh beginnings. Discover stylish, energy-efficient living with solar panels, EV charging, and modern comfort. Spacious open-plan interiors, a private garden, and a luxurious Principal Suite await. Book your viewing today!





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Drawing Room

16' 9" x 12' 6" (5.11m x 3.81m)

Study

8' 10" x 7' 7" (2.69m x 2.31m)

Cloakroom

Kitchen/Dining Suite

20' 8" x 15' 5" (6.30m x 4.70m)

Family Room

9' 2" x 8' 2" (2.79m x 2.49m)

Boot Room

Landing

Principal Suite

13' 1" x 12' 6" (3.99m x 3.81m)

En-Suite

Bedroom Two

9' 10" x 7' 7" (3.00m x 2.31m)

En-Suite

Bedroom Three

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom Four

8' 10" x 8' 2" (2.69m x 2.49m)

Family Bathroom

Garden

Garage

welcome to

Barley Close, Great Somerford Chippenham

- Impressive entryway opening into a bright, contemporary kitchen and dining area
- Flexible living spaces ideal for home office, leisure, or unwinding
- Four generously sized bedrooms, featuring two elegant en-suite retreats
- Enclosed garden, energy-saving solar panels, EV charger and powered garage included
- What3words: forkful.advances.diet

Tenure: Freehold EPC Rating: Exempt



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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