



📍 1 The Bartons, Great Somerford, Wiltshire, SN15 5JQ

🏠 Guide Price £435,000

A charming three bedroom period cottage set in the heart of this picturesque village.

- Charming Period Cottage
- Tastefully Presented
- Three Bedrooms & Study
- En-Suite & Bathroom
- Two Reception Rooms
- Kitchen
- South Facing Garden
- Two Off Street Parking Spaces
- Picturesque Village

🏡 Freehold

📊 EPC Rating E



A charming three bedroom semi-detached cottage located in the heart of the village with an enclosed south facing rear garden. The cottage retains a wealth of character while offering a contemporary finish throughout. The accommodation, which is arranged over two floors comprises a porch with front door leading into a dining room with a cloakroom off. The dining room opens to the kitchen/breakfast room which has a range of integrated appliances and enjoys granite work surfaces. The sitting room features a fireplace with inset log burning stove and a stable door opens into the delightful cottage garden. There are three bedrooms, an en suite shower room, family bathroom and walk through study on the first floor. Externally a patio extends to the rear of the property opening to an enclosed, level south facing lawned garden. There are two off street parking spaces with gated access opening to a flagstone patio with shed. An internal viewing is strongly recommended.

#### Situation

1 The Bartons stands in a central position in this popular village with a thriving community. Great Somerford offers amenities such as a village shop/Post Office, a public house, primary school and pre-school. The River Avon meanders through the village, which is surrounded by beautiful open countryside ideal for walking, riding and other outdoor pursuits. A more comprehensive range of amenities can be found in the nearby towns of Malmesbury and Chippenham, the latter offering mainline railway services to London Paddington, Bath and Bristol. The M4 motorway is within easy reach for excellent commuting to the major commuting centres of Bath, Bristol, Swindon and London.

#### Property Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: D

Mains water, drainage, electricity and oil fired central heating.



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