



📍 14 Somerbrook, Great Somerford, Wiltshire, SN15 5BF

🏠 Guide Price £640,000

A meticulously presented "Tumbled Bekstone" four bedroom link-detached home set in a sought after village location and finished to the highest of specifications.

- High Specification
- Exclusive Development
- Village Setting
- Four Bedrooms
- Contemporary Kitchen/Dining Room
- Lounge with Picture Window
- Bathroom & En-Suite Shower Room
- Garage & Off Road Parking
- Landscaped Garden

🏠 Freehold

🏠 EPC Rating C



Situated in the heart of this sought after development, this immaculately presented four bedroom link-detached family home offers meticulous and stylish living throughout. Built by award winning developer Stonewood Homes, the light and airy interior is arranged over two floors. The welcoming entrance hall has stairs rising to the first floor and has doors opening to a lounge with picture window overlooking the green and a spacious open plan kitchen/dining room with a central island unit and doors opening to the rear garden. The 'Masterclass' kitchen is finished to a high specification with stone worktops and integrated Neff appliances. Further to these are a cloakroom and useful utility room with a bespoke fitted larder cupboard and a door to the garage. The first floor boasts landing with a 'Velux' electric window. Four bedrooms, the main bedroom with an en suite shower room, and a family bathroom complete the accommodation. Two of the bedrooms are enhanced with bespoke built-in wardrobes. Further internal benefits include underfloor heating beneath engineered oak flooring to the ground floor with elevated ceiling heights throughout the property. Externally the garden has been thoughtfully landscaped creating a wealth of privacy amongst a mix of perennial shrubs, specimen trees subdivided by contemporary timber screens. Double gates to the rear provide access to the private off road tandem parking for two vehicles and the garage. A viewing is highly recommended.

Situation

The property is located in a contemporary development positioned close to the heart of the village. Great Somerford offers amenities which include a village shop/post office, public house, primary school, with a recent "Good" Ofsted rating, 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. Malmesbury is a pretty town with an Ancient Abbey and has a wide range of shops, a Waitrose, award winning "Outstanding" schools and leisure facilities. Good road networks radiate to the towns of Chippenham, Cirencester, Swindon, Bath and Bristol, with the M4 readily accessible at either Junction 17 or 16. Train links are available at Chippenham, Kemble and Swindon with a direct link to London Paddington in around 1 hour 15 minutes.

Property Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Mains water, drainage and electricity. LPG fired central heating and underfloor heating.

There is an estate service charge of circa £292.74 per annum (2024-25).



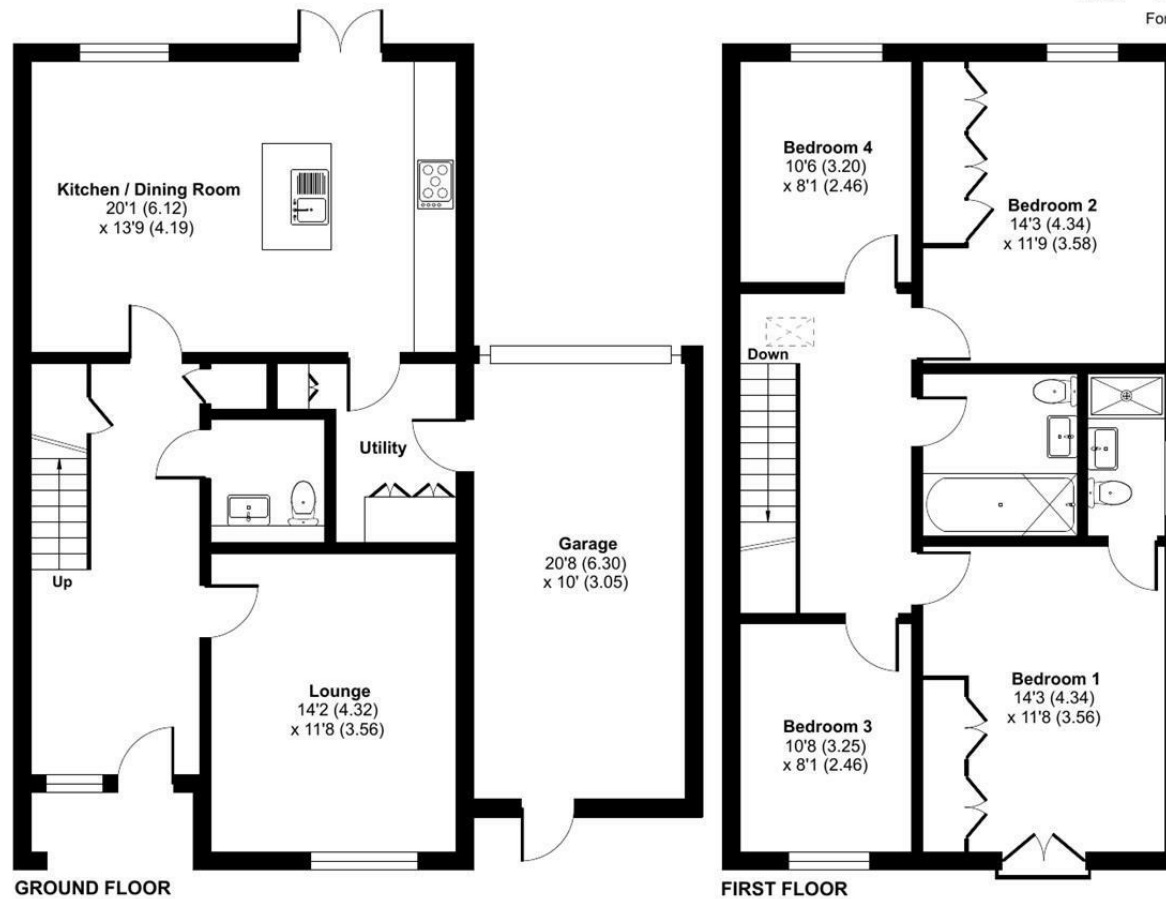
Somerbrook, Great Somerford, Chippenham, SN15

Approximate Area = 1481 sq ft / 137.5 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1688 sq ft / 156.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1148117

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