



strakers

📍 Plot 6, The Sutton Wallflower Lane, Great Somerford, Wiltshire, SN15 9FF

In branch | Online | On the move
strakers.co.uk

📍 Plot 6, The Sutton Wallflower Lane, Great Somerford, Wiltshire, SN15 9FF

🔗 £535,000

Just imagine... elegant semi-rural detached homes in a countryside location with all the convenience of a contemporary specification.

- Prestigious, Spacious 3 & 4 Bedroom Detached New Homes
- Historic Village Location In The Countryside
- Built By Distinguished, Local Family Owned Company Cotswold Homes
- Energy Efficient Specification Including PV panels, Air Source Heat Pumps, Underfloor Heating To Ground Floor & Electric Car Charging Point To Ground Floor
- Envious High Specification Symphony Kitchen With Integrated Appliances
- Principal Suites & Guest Suites With Ensuite & Wardrobes
- Smeg Appliances Including Oven, Induction Hob, Dishwasher, Laundry Facilities, Fridge Freezer
- Symphony Kitchens Renowned For Design & Durability-Roca Sanitaryware With Hansgrohe Brassware
- Peace Of Mind With A 10 year NHBC Buildmark Warranty
- Desirable Village Setting

🏠 Freehold

📊 EPC Rating



****EXCITING NEW DEVELOPMENT BY COTSWOLD HOMES**13 BEAUTIFULLY DESIGNED THREE AND FOUR BEDROOM LUXURY HOMES**STUNNING VILLAGE LOCATION****

Plot 6 The Sutton is a magnificent three bedroom detached family home with an interior arranged over two floors comprising an entrance hall with cloakroom and an impressive drawing room. A door from the drawing room opens into a magnificent open plan kitchen/dining room fitted by Symphony and complimented by a range of Smeg integrated appliances. The first floor boasts a principle bedroom suite with en suite shower room, a further double bedroom, both bedrooms benefitting from fitted wardrobes. There is a further bedroom and family bathroom. French doors from the dining room and kitchen open into a delightful, fully enclosed and turfed rear garden. A driveway to the side approaches a detached single garage with power, light and an electrical car charging point. Each home comes with the added benefit of an NHBC 10 year guarantee.

Welcome to Great Somerford; a prestigious new community of elegant semi-rural homes set in an historic village in the beautiful Dauntsey Vale, Wiltshire. Our superb collection of 3 & 4 bedroom exclusively detached homes overlooks open farmland; from walking to working from home, this location is truly the best of both worlds!

An idyllic countryside lifestyle awaits; off the beaten track yet enjoying straightforward access to commuter routes. Boasting an impressive all inclusive specification and enviable green credentials (including photovoltaic panels built into the roof to generate your own electricity, air source heat pumps, underfloor heating to ground floor and electric vehicle chargers), Great Somerford features hedgerows and open views, with many homes set off private driveways or forming bijoux enclaves.

Meticulously planned, these homes are designed to adapt as your needs evolve with the ever changing demands of family life – the experienced team at Cotswold Homes has paid attention to every detail! Externally the exquisite elevations are finished in reconstituted golden stone, with slate grey coloured roof tiles, in perfect harmony with this outstanding location, but they're not just beautiful on the outside...

Internally, enjoy generous multi-purpose family spaces that actively promote 'togetherness' and more intimate areas that can adapt, from playroom to hobby room to study. Every care has been taken to maximise light, space and flow with contemporary and elegant finishes, complemented by our enviable all inclusive specification.

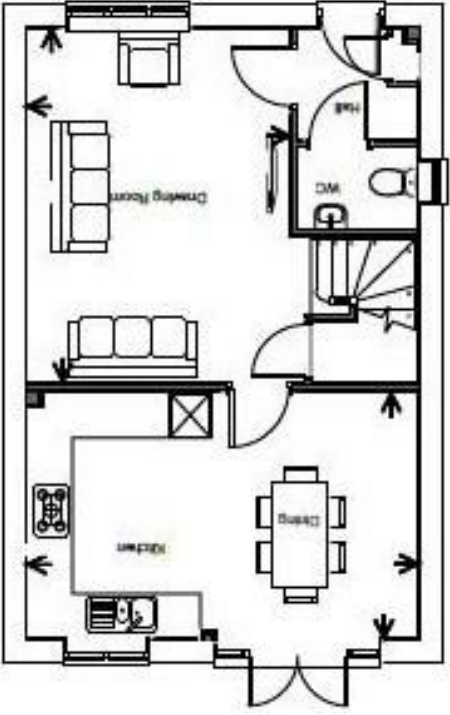
If you're new to Cotswold Homes, prepare to be very pleasantly surprised! We create beautiful new communities featuring elegant designs in popular locations throughout South Gloucestershire, The Cotswolds, Somerset & Wiltshire. We're a family run business with several NHBC Pride in the Job award winning site managers and an experienced, stable team dedicated to helping you through the entire process- from initial contact to the day you step over the threshold.

We understand; your new home is a financial and emotional investment. Quality, service & value for money – that's the 'Cotswold Homes' difference, all backed by a ten year NHBC buildmark warranty for added peace of mind. One number is all you need to speak to the Team seven days a week 01454 218218 or visit www.cotswoldhomes.co.uk to see our video tours.

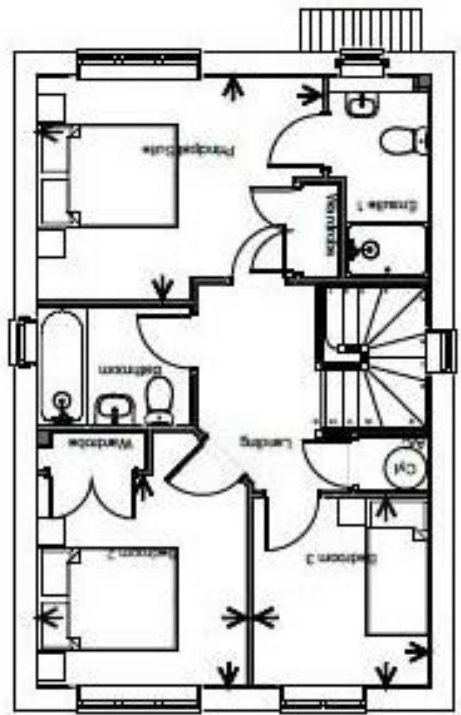


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

<i>Drawing Room</i>	12' 5" x 16' 8"	3.8m x 5.1m
<i>Kitchen Dining Suite</i>	11' 7" x 18' 6"	3.5m x 5.6m
<i>Principal Suite</i>	10' 7" x 13' 5"	3.2m x 4.1m
<i>Bedroom 2</i>	9' 11" x 9' 11"	3.0m x 3.0m
<i>Bedroom 3</i>	8' 3" x 8' 11"	2.5m x 2.7m