



📍 Laburnum House, Frog Lane, Great Somerford, Wiltshire, SN15 5JA

🏠 Guide Price £975,000

Located in a delightful village setting amid attractive landscaped gardens, a most impressive five bedroom detached family home with beautifully proportioned accommodation.

- Impressive Detached Home
- Substantial Accommodation- 2860 sq ft Over Three Floors
- Five Bedrooms + Two En Suite
- Three Reception Rooms
- Magnificent Kitchen/Breakfast Room + Utility
- Delightful Conservatory
- Landscaped Gardens To Three Sides
- Double Garage + Electric Car Charging Point
- Desirable Village With Pub & Post Office
- Tranquil Cul De Sac Setting

🏡 Freehold

🏠 EPC Rating D



**\*\* MAGNIFICENT VILLAGE HOME \*\* FIVE BED ROOMS \*\* THREE RECEPTION ROOMS \*\* IMMACULATELY PRESENTED \*\* LARGE DRIVEWAY & DOUBLE GARAGE \*\***

Laburnum House is a substantial village property built in 2003 to an individual design and to an exceptionally high standard and specification. The accommodation is most generously proportioned with the ground floor flowing around a central reception hallway with cloakroom, a magnificent sitting room with feature open fireplace, a conservatory, a dining room and study. A door from the hallway opens into a bright and spacious kitchen/breakfast room fitted with a comprehensive range of wall and base units, complimented by granite work surfaces, integrated appliances and a separate utility room. The first floor boasts a master bedroom with large walk in wardrobe and a spacious guest bedroom with en suite shower room. There are two further generous double bedrooms and a beautifully appointed family shower room. Stairs from the landing rise up to the second floor suite with a stunning 25'10 open plan bedroom with en suite shower room. French door from the conservatory and dining room open onto a large decked patio. The landscaped gardens extend to the rear, side and front of the property being laid to lawn and enclosed by a hedged and fenced boundary. A large gravel driveway to the front approaches a detached double garage with an electric car charging point with ample parking space and turning space.

**SITUATION**

This beautiful house stands in a private and tranquil setting on the rural edge of 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 with a new Waitrose 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 centres of Bath, Bristol, Swindon and London.

**PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

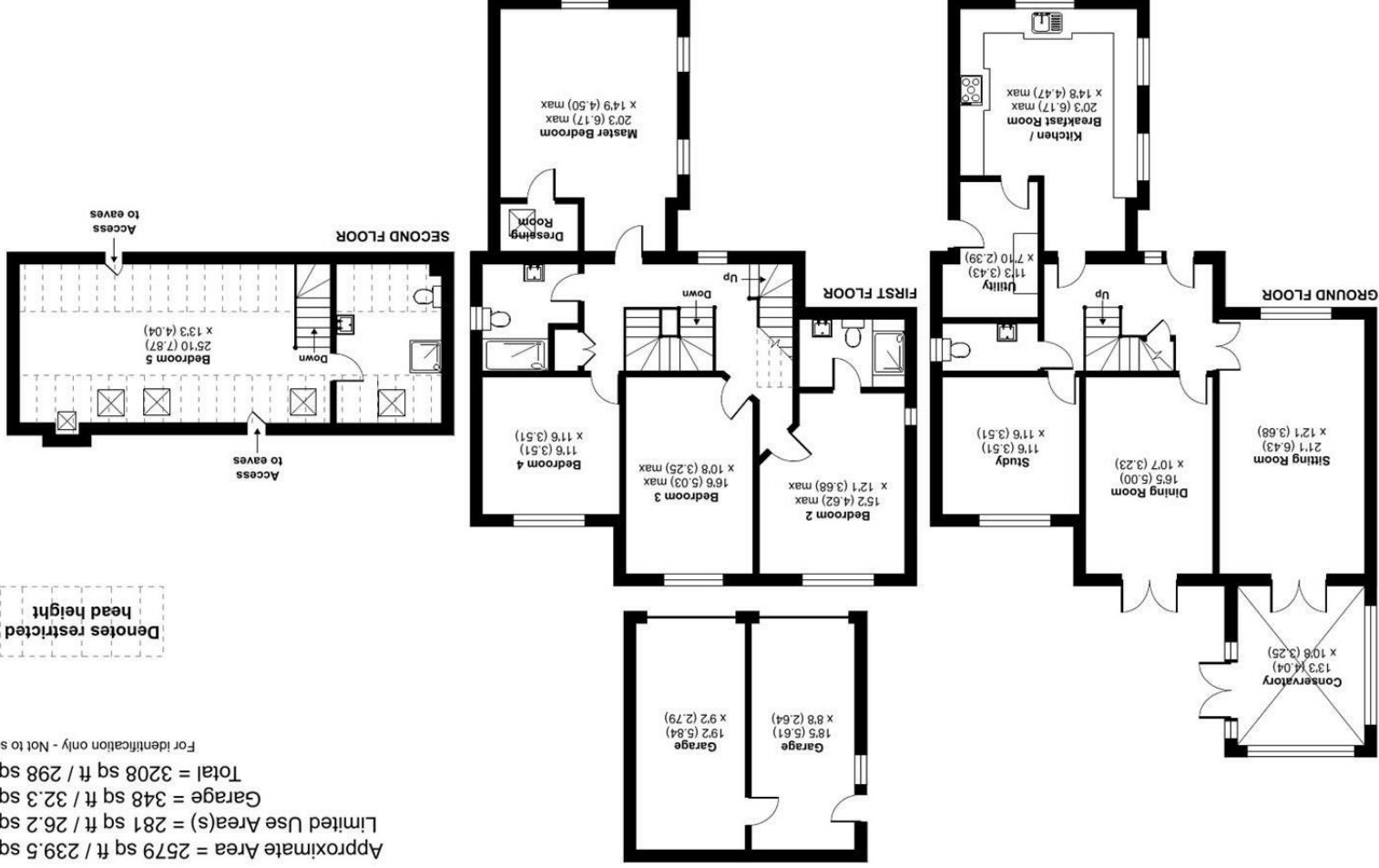
Mains water, electricity and oil fired heating.



# Laburnum House, Frog Lane, Chippenham, SN15

Approximate Area = 2579 sq ft / 239.5 sq m  
 Limited Use Area(s) = 281 sq ft / 26.2 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Total = 3208 sq ft / 298 sq m  
 For identification only - Not to scale

Denotes restricted head height



**Certified Property Measurer**  
 RICS  
 International Property Measurement Standards (IPMS Residential) © nitchcom 2024.  
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