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📍 3 Demainbray Close, Dauntsey Road, Great Somerford,
Wiltshire, SN15 5FE

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🏠 Guide Price £355,000

A recently built three bedroom village home with beautifully presented accommodation.

- Three Bedroom Terraced Home
- One of Nine Beautifully Designed Luxury Homes
- High Specification Throughout
- Bright & Spacious Sitting Room
- Under Floor Heating & Air Source Heat Pumps
- South Facing Garden
- Main Bedroom + En Suite
- Parking For Two Vehicles
- Fitted Wardrobes
- Desirable Village With Pub

🏡 Freehold

🏠 EPC Rating B



3 Demainbray Close is set on the exciting new development in the highly sought after village of Great Somerford in a rural setting. This impressive three bedroom terraced home with an interior arranged over two floors comprising an entrance hallway with cloakroom, a spacious living room with french doors opening onto the rear garden and a beautifully appointed kitchen/dining room complimented by a range of integrated appliances. A turned staircase from the hallway leads up to the first floor landing, a master bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally a paved patio extends to the full width of the property opening to an enclosed, garden which enjoys a sunny south facing aspect. There are two allocated parking spaces with the property.

SITUATION

The Hawthorns is a collection of nine beautifully crafted homes ranging from three to four bedrooms. This exclusive development can be found in the historic village of Great Somerford, set in the picturesque south Cotswolds. The village offers a range of amenities including a shop/Post Office, handsome 19th century Volunteer Inn public house, popular primary school and pre-school, and two churches. The River Avon meanders through the village, which is surrounded by beautiful open countryside ideal for walking, riding and other outdoor pursuits.

Great Somerford is home to Britain's first allotments. Stephen Demainbray, rector 1799–1854 and Chaplain to King George III, asked the King to spare part of his parish from the enclosures of 1809. The Free Gardens, a field of about 6 acres in the south of the village on Dauntsey Road, 500m from The Hawthorns, were given to the poor agricultural workers of the parish to provide them with the opportunity for fresh food, and they are still cultivated by the locals some 200 years later free of charge, as laid down in the original act of parliament. This new development road is named Demainbray Close in honour of his memory.

CONSTRUCTION

- Traditional construction with elevations comprising rubble stone with cast stone architectural features.
- A mixture of slate grey and terracotta Double Roman roof tiles.
- UPVC silver grey windows.
- LABC 10 year guarantee.

INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room thermostats. Ground and first floors controllable as separate zones. Option for individual room programming, central control, control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.
- Comprehensive electrical installation including energy efficient LED recessed downlights to kitchen, bathrooms, living room, hallway, landing and main bedroom.
- Internal doors – contemporary cottage style in veneered oak with chrome furniture.
- Staircase – oak newel and handrail with painted spindles and string.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.
- Wardrobe – in main bedroom – sliding glass fronted doors with shelf and hanging rail.

KITCHEN & BATHROOMS

- Luxury fitted kitchen with a choice of quality finishes subject to specification.
 - Fully integrated appliances including fridge freezer and dishwasher, built-in double oven and microwave.
 - Granite • En-Suite
- Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin with vanity unit under and low profile shower tray with Merlyn shower enclosure. Hansgrohe chrome fittings featuring thermostatic showerpipe with fixed rain head and separate rinse head. Villeroy & Boch sanitary ware comprising back to back to wall WC, wall hung basin and bath with Merlyn bath screen over. Hansgrohe chrome fittings with exposed thermostatic bath/shower mixer with riser.





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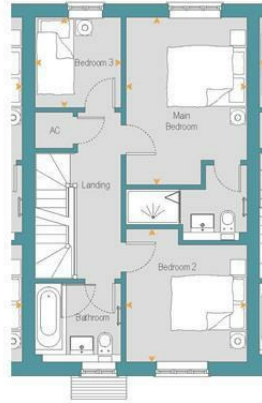
First Floor

Main Bedroom
3.11 x 4.30
(10'2" x 14'1")
(max)

Bedroom 2
3.11 x 3.42
(10'2" x 11'3")
(max)

Bedroom 3
2.22 x 2.32
(7'3" x 7'7")

Net Sales Area:
48m² (517ft²)



Note: Plot 1 adjacent

Note: Plot 3 adjacent

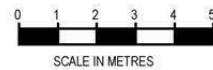
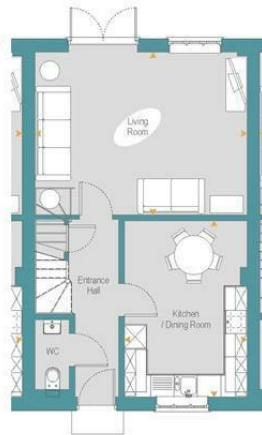
Ground Floor

Kitchen / Dining
3.15 x 4.53
(10'4" x 14'10")

Living Room
4.17 x 5.45
(13'8" x 17'11")

Net Sales Area:
48m² (517ft²)

Total Net Sales Area:
96m² (1033ft²)



Great Somerford, Chippenham - Plot 2 - Sales Plan - Scale 1:100 @ A4

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.