





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

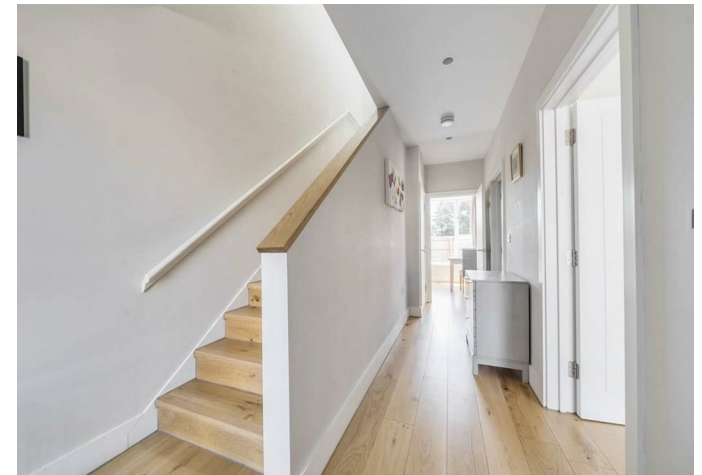
🏠 Guide Price £450,000

An elegant and stylish recently built three bedroom semi detached home, finished to an extremely high specification, located in a thriving and picturesque village.

- Semi Detached Family Home
- Stylish Modern Living
- High Specification Throughout
- Open Plan Kitchen/Dining Room
- Range Of Integrated Appliances
- Spacious Hallway & Landing
- Three Bedrooms
- Family Bathroom + En Suite Shower Room
- Enclosed South Facing Garden
- Two Parking Spaces

🏡 Freehold

🏠 EPC Rating C





An immaculately presented three bedroom semi detached family home located on this sought after development, built by award winning developer Stonewood Homes in 2021. The spacious interior is arranged over two floors and enjoys an abundance of light throughout. The welcoming entrance hall has stairs rising to the first floor, a sitting room with large picture window and a spacious open plan kitchen/dining room with French doors opening to the rear garden. The kitchen is finished to a high specification with stone worktops and integrated Neff appliances to include an induction hob, double oven, fridge/freezer, dishwasher and wine cooler. There is a cloakroom and useful utility room on the ground floor. The first floor boasts a landing with vaulted ceiling, a main bedroom with en suite shower room and a Juliette balcony, two further bedrooms and a family bathroom with over bath shower. A paved patio extends to the full width of the property opening onto a south facing garden which is laid to lawn and enclosed by a fenced boundary. A driveway to the front provides off road parking for two cars.

### SITUATION

This exclusive, cul de sac 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. The village also boasts the beautiful 12th century Grade I listed Church of St Peter and St Paul. The whole village comes together each August for the Somerford Show. This colourful celebration of country life that is now in its 125th year, includes horses, flowers, dogs and good food. All around Somerbrook there are family days out to enjoy. Just 11 miles down the road at the stunning Cotswold Water Park, you can stroll around 170 lakes made from former gravel pits. 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 centres of Bath, Bristol, Swindon and London.

### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

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

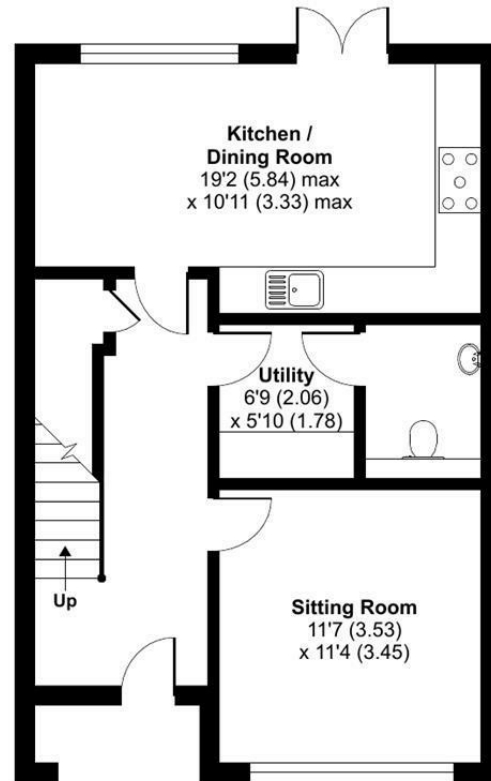
There is an estate service charge of circa £292.74 per annum (2024-25).



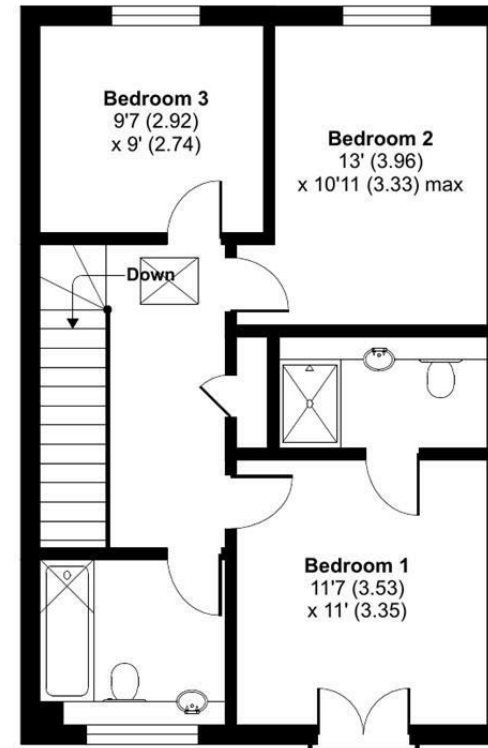
## Great Somerford, Chippenham, SN15

Approximate Area = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Strakers. REF: 1323898

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