





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

🏠 Guide Price £695,000

An immaculately presented four bedroom detached home set in a sought after village location and finished to the highest of specifications.

- Village Setting
- High Specification
- Four Bedrooms
- Contemporary Kitchen/Dining Room
- Sitting Room with Wood Burning Stove
- Large Hallway & Landing
- Bathroom & En-Suite Shower Room
- Garage & Off Road Parking

🏡 Freehold

🌿 EPC Rating C





A beautifully presented four bedroom detached family home located on this sought after development, built by award winning developer Stonewood Homes. The immaculate interior is arranged over two floors and enjoys an abundance of light throughout. The welcoming entrance hall has stairs rising to the first floor and has doors opening to a living room with wood burning stove and a spacious open plan kitchen/dining room with a central island unit and doors opening to the rear garden. The 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 door to the garage. The first floor boasts large landing space ideal for a workspace for home working. Four bedrooms, the main bedroom with an en suite shower room, and a family bathroom complete the accommodation. Externally the garden has been landscaped with a number of raised timber beds with a paved patio extending to the full width of the property. The rear garden is predominantly laid to lawn and is enclosed by timber fencing. A driveway to the front approaches a single garage with power and light. A viewing highly recommended.

#### **Situation**

The property is located in an enviable position close to the heart of the village. Great Somerford offers amenities which include a village shop/post office, 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. Malmesbury is a pretty town with an Ancient Abbey and has a wide range of shops, a Waitrose, award winning schools and leisure facilities. Good road networks radiate to the towns of Chippenham, 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. Gas fired central heating.

There is an estate service charge of circa £360.00 per annum.



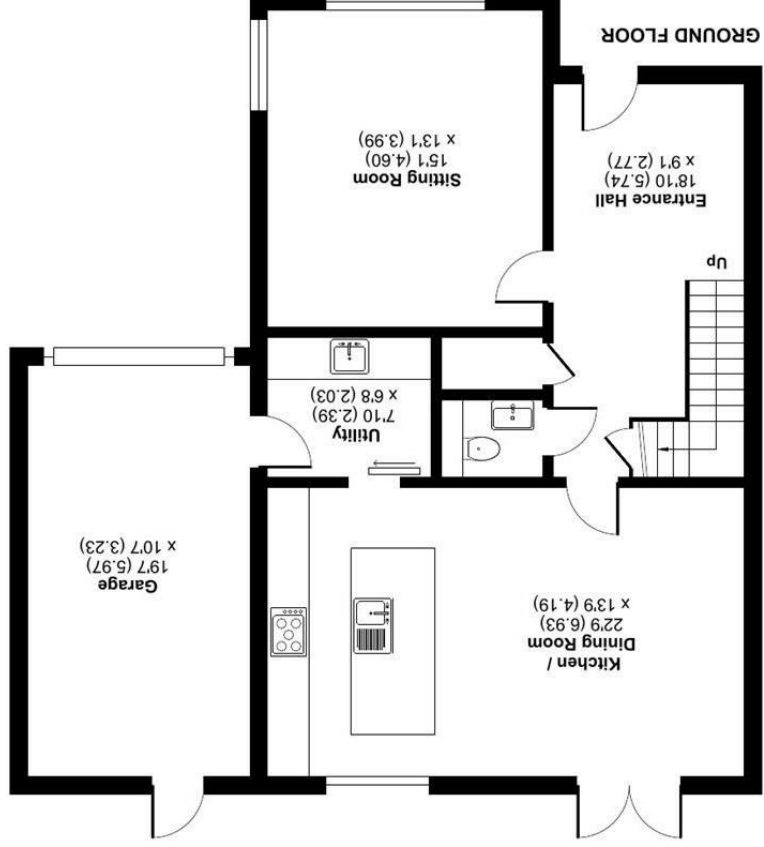
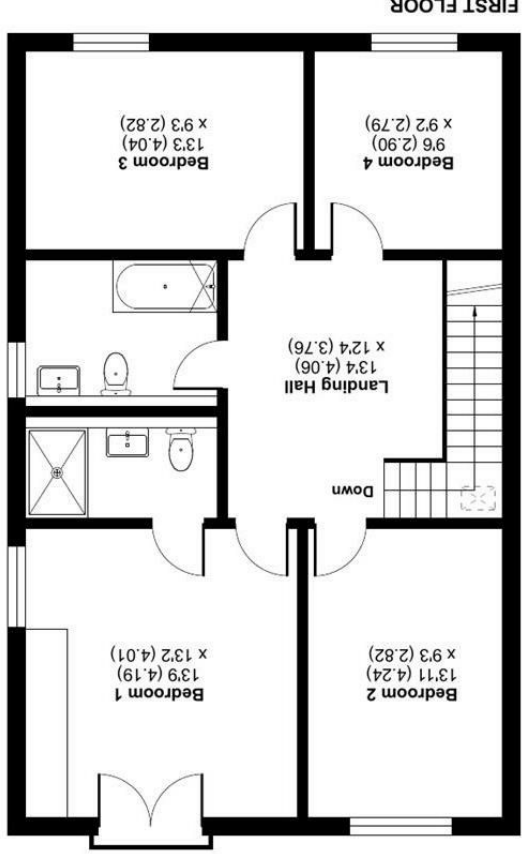
# Somerbrook, Great Somerford, Chippenham, SN15


Approximate Area = 1640 sq ft / 152.3 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1850 sq ft / 171.8 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). © nitchcom 2024. Produced for Strakers. REF: 1130124

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