



JAMES PYLE & CO.



Rowan House, Dauntsey Road, Great Somerford, Wiltshire, SN15 5HS

Individual detached village house  
Immaculate beautifully finished interior  
4 double bedrooms  
2 reception rooms  
Large kitchen/dining room  
Bathroom and en-suite  
Generous private parking and double garage  
Good-sized rear garden  
Level walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £975,000**

Approximately 2,327 sq.ft.

‘An impressive detached village house with excellent proportions situated within easy level walking distance to amenities and backing onto fields’



## The Property

Rowan House is an attractive detached house set towards the edge of the desirable village of Great Somerford, within convenient walking distance to the primary school, village shop and pub. The property offers well-appointed family sized accommodation which is naturally light with large windows accentuated with good ceiling height. Extending in all to 2,327 sq.ft., the accommodation has been remodelled and greatly updated over the years to be immaculately presented throughout.

The ground floor layout includes a dual-aspect living room with patio doors out to a side terrace and a fireplace with a Jet Master open fire. The kitchen/dining room has been remodelled as a large open plan area benefitting from a triple aspect and further patio doors out to the rear garden. The kitchen/dining room and adjoining utility room are warmed with underfloor heating. There is an additional reception room fitted as a study which also leads out to the rear garden. A downstairs WC is located off the hallway. On the

first floor, there are four double bedrooms all with fitted storage. The modern family bathroom has a shower over the bath, whilst the principal bedroom has a full en-suite bathroom with a separate bath and shower.

Set behind stone walling, the property is entered through a five-bar gate opening to a large gravelled parking bay and vibrant flower borders. Double timber gates to the side of the house allows vehicular access to the double garage. The garage has lighting, power and boarded loft storage above accessed by a fitted ladder. The rear garden is laid mostly to lawn with a patio terrace, landscaped edging and has a good degree of privacy.

Planning permission was granted in March 2022 (reference PL/2021/11838) to demolish the existing garage and largely extend the house further at the side and rear. The plans include a replacement integrated garage, creating an additional reception room, and enlarging the principal bedroom suite with a dressing room.

## Situation

Great Somerford is a sought-after north Wiltshire village which has a good range of amenities including a shop and post office, C of E primary school, The Volunteer Inn, church and village hall. The village shop recently won the 'Best Village Shop in Wiltshire' award in 2022 whilst the village itself has consistently placed in the top 5 of the 'Best Kept Medium Sized Village' in Wiltshire by the Campaign to Protect Rural England. The village has an excellent sense of community active with clubs and social events which are networked with the neighbouring villages. The village also has free allotments and a showground which hosts The Somerford Show. Situated 7 miles away is the market town of Malmesbury which has a further range of facilities and also the larger town of Chippenham is nearby where there are direct rail services to London Paddington. Great Somerford is in a fantastic location for commuting to London, Bristol and Swindon with Junction 17 of the M4 only 5 miles away.

## Additional Information

We understand the property is Freehold with oil fired central heating, electric underfloor heating in the kitchen, mains drainage, water and electricity. The oil tank was replaced 2 years ago and a new pressurised water cylinder installed. The property is within a Conservation Area. Superfast broadband is available and there are some limitations to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. EPC Rating D. Wiltshire Council Tax Band G.

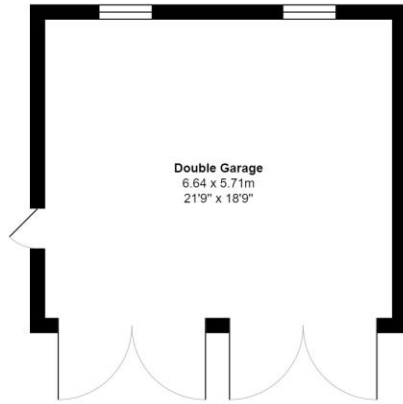
## Directions

At the centre of the village at the crossroads by the pub and shop, head towards Dauntsey on Dauntsey Road. Locate the property shortly after the school and the bend on the left hand side. Postcode SN15 5HS.

What3words [///artichoke.flatten.boater](https://www.what3words.com/what3words-artichoke-flatten-boater)



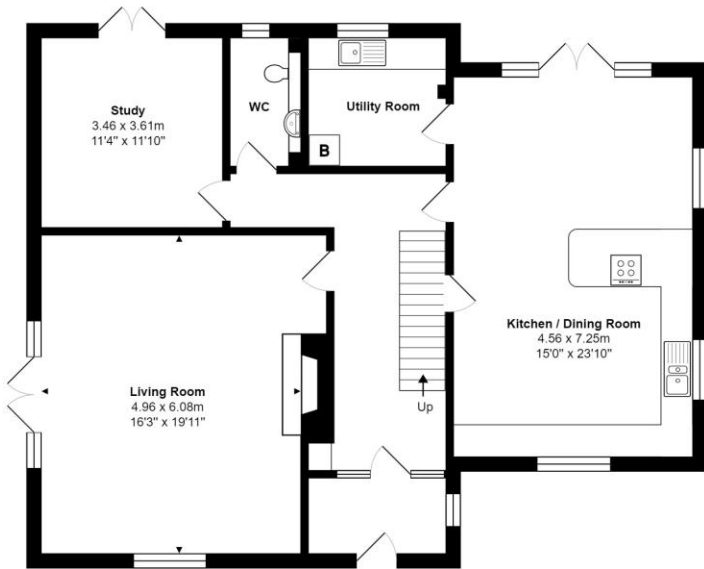
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



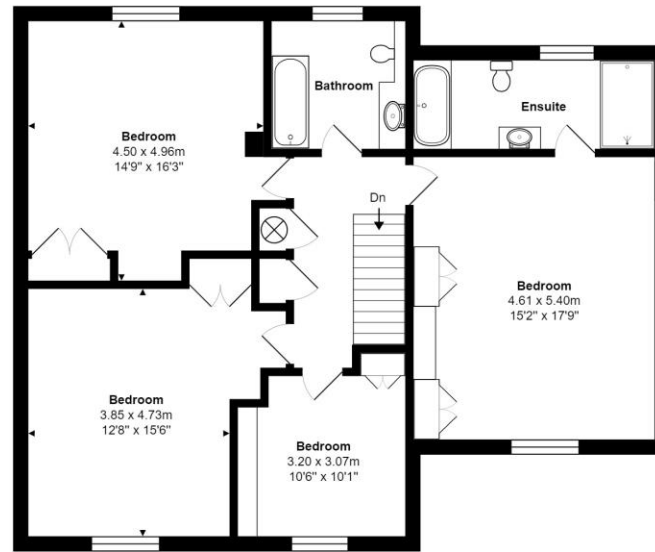
House Area: 216.2 m.sq ... 2327 sq.ft

Total Area: 254.1 m<sup>2</sup> ... 2735 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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