



West Villa, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH

WEST STREET

Elegant Georgian period house
 Excellent scope to extend and renovate
 Further potential to build a secondary dwelling
 within the grounds (STP)
 3 double bedrooms, 2 bathrooms
 2 reception rooms
 Kitchen/breakfast room and utility room
 Large gardens of 0.30 acres
 Picturesque setting down a quiet country lane
 Level walking distance to village shop
 Stunning open countryside views



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £775,000

Approximately 1,655 sq.ft excluding outbuildings



‘A wonderful edge of village Georgian house brimming with potential! Lovely rural views and side paddock with potential for development.’

The Property

A wonderful edge-of-village period house - positively brimming with potential! Enjoying magnificent, far-reaching views across open countryside, West Villa is an elegant Georgian house situated along a peaceful tree-lined lane within the Conservation Area of a picture-perfect village near Malmesbury in the foothills of the Cotswolds.

The property occupies a generous 0.30 acre plot and offers an enormous amount of scope to not only extend and further renovate the house itself, but also the excellent potential to build a secondary dwelling within the grounds (subject to planning permission, a pre-application submitted in 2022 has received a favourable response).

The house dates back to the early 19th Century and is built of natural Cotswold stone with a very pretty double fronted elevation, whilst internally the accommodation showcases original stone fireplaces, elm floorboards, panelled doors, and sympathetic replacement traditional timber (Planitherm double-glazed) windows.

The house feels light, airy and spacious, featuring typically Georgian room proportions with high ceilings and large windows, boasting over 1,655 sq.ft of accommodation arranged over two floors.

A bright central entrance hall leads to the two

reception rooms either side. The dining room (currently in use as a living room) has an original ornamental stone fireplace and a serving hatch through to the kitchen. The living room features a magnificent inglenook fireplace complete with integral ‘nook’ corner seat, former bread oven, and a beautiful solid elm bressummer beam. Both rooms are flooded with natural light from a southerly aspect, and the living room enjoys a charming oak window seat.

At the rear, the kitchen/breakfast room has been fitted with deep, solid oak worktops over modern units and provides side access out to the garden. Adjoining the kitchen, there is a utility room with access to a westerly private walled courtyard with a former well pipe (currently not in use). The rear of the property lends itself to reconfiguration with a fantastic footprint already in place, or enlargement through a double-storey extension creating a fourth bedroom with en-suite, subject to planning.

Upstairs, a light and spacious landing serves three double bedrooms. The main bathroom is located off the hallway whilst the principal bedroom benefits from a private en-suite. The first floor enjoys spectacular far-reaching views over the surrounding unspoilt countryside. A substantial attic is accessed via a hatch from the landing with a drop-down ladder. The attic has a Velux window, and subject to planning could be converted into further accommodation.

The c.2022 pre-application was submitted to construct a secondary dwelling within the grounds set back from the house. The plans depict a traditional, single storey bungalow commensurate with the Conservation Area in the Poundbury style, comprising an open plan living arrangement, three bedrooms, bathroom, and en-suite. This excellent proposed property would be wholly self-contained with its own garden and parking, beneficial to building a separate dwelling entirely, or utilised as an annexe for the main house. Please ask the agent for further information.

The pleasingly wide front door is approached through a charming front garden, bound by a brick-lined swan-necked Cotswold stone wall. To the side, a double-width driveway provides off-street parking for several vehicles and access to the rear grounds. A lean-to style outbuilding provides storage and garaging if required.

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 and pre-school, chocolate box pretty church, and The Volunteer Inn with outdoor dining. The village shop

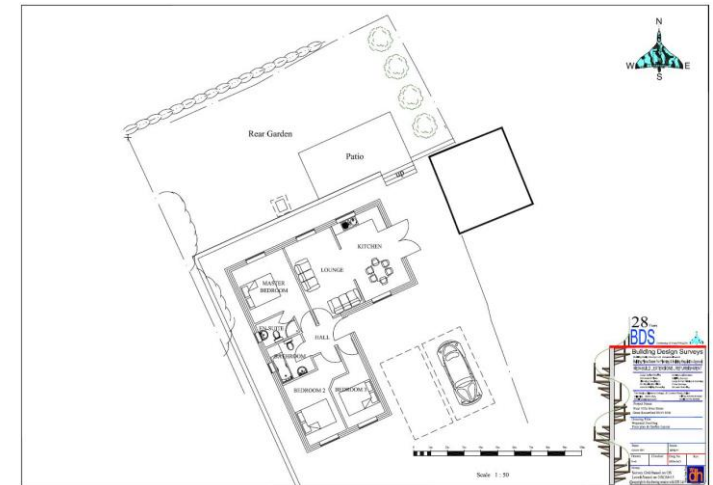
won the 'Best Village Shop in Wiltshire' award in 2022, whilst the village itself has consistently placed in the top 5 of the 'Best Kept Medium Sized Village' in Wiltshire by the Campaign to Protect Rural England. The village has an excellent sense of community, active with clubs and social events which are networked with the neighbouring villages. The village also has a beautiful show-ground which hosts Dauntsey Park Horse Trials among other equestrian events. Sporting and leisure facilities nearby include the Beaufort Polo Club, riding to hounds with the Beaufort and VWH, Malmesbury Cycle Club, and the Somerford Fishing Association along the River Avon. There are also many uplifting walks through open countryside to be enjoyed via several public footpaths directly from and around the village. Situated 4.8 miles away is the historic market town of Malmesbury with its exquisite Abbey, fabulous Waitrose (aka The Larder), library, swimming pool, Ofsted rated ‘outstanding’ secondary school, and potential employment options at Dyson. The larger market town of Chippenham is 7 miles away, with direct rail links to London Paddington (68 minutes), Bristol and Bath. Great Somerford is in a fantastic location for commuting to London and Bristol with Junction 17 of the M4 only 5 miles away.



Approximate Area = 153.8 sq m / 1655 sq ft
 Store / Garage = 33.2 sq m / 357 sq ft
 Total = 187 sq m / 2012 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. The house is not Listed.

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