



JAMES PYLE & CO.



17 Vale Leaze, Little Somerford, Wiltshire, SN15 5JS

Detached bungalow  
Lovely quiet position backing onto fields  
Remodelled and refitted accommodation  
3 bedrooms  
Open plan living arrangement  
Manageable garden with views  
Private driveway and garage  
Popular village close to Malmesbury



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Guide Price: £435,000**

Approximately 1,077 sq.ft.

Occupying a lovely quiet position backing onto fields, a detached bungalow with a remodelled and refitted interior'



### The Property

This detached bungalow occupies a lovely position at the end of a quiet cul-de-sac backing onto fields in the popular village of Little Somerford. Built approximately 50 years ago, the property has been remodelled and refitted in recent times plus updated with a new electric heating system. Internally laid over one floor, the accommodation is well-presented extending to some 1,077 sqft. The living accommodation is arranged as open plan which enables each area to enjoy the open outlook at the back. The kitchen is fitted with a central breakfast bar and integrated appliances, adjoining the dining area and living room with patio doors connecting to the garden and featuring a fireplace to the side. There are three double bedrooms and a bathroom which has been refitted as a shower room.

A side lobby provides ease of access in from the front driveway and an additional area in which to sit in. This lobby connects straight through to the garden and garage for further convenience. The rear garden is a manageable size and yet has a feeling of openness from the open view across the field. The front driveway provides off-street parking for several cars.

### Situation

The sought after village of Little Somerford lies three miles south-east of Malmesbury, 9 miles from Chippenham and 13 miles from Swindon. The village has a church, the popular Somerford Arms pub, and a village hall which is shared with neighbouring Great Somerford, less than two miles away, which has a local shop, public house and primary school. Junctions 16 & 17 of the M4 are both

within a convenient driving distance and provide easy access to Swindon, Bath and Bristol. Mainline railway stations are at Chippenham and Kemble (approx. 11 miles) both with regular services running into London Paddington.

### Tenure & Services

We understand the property is Freehold with electric heating, mains drainage and water.

### Directions

From Malmesbury take the B4042 east and after 2 miles take the right hand turn sign posted towards The Somerfords. Follow the road into Little Somerford, past Somerford Arms and the green to take the next left into Vale Leaze. Follow the road up the hill keeping right to locate the

property at the end of the road on the left hand side. Postcode SN15 5JS. What3words: ///spill.verb.example

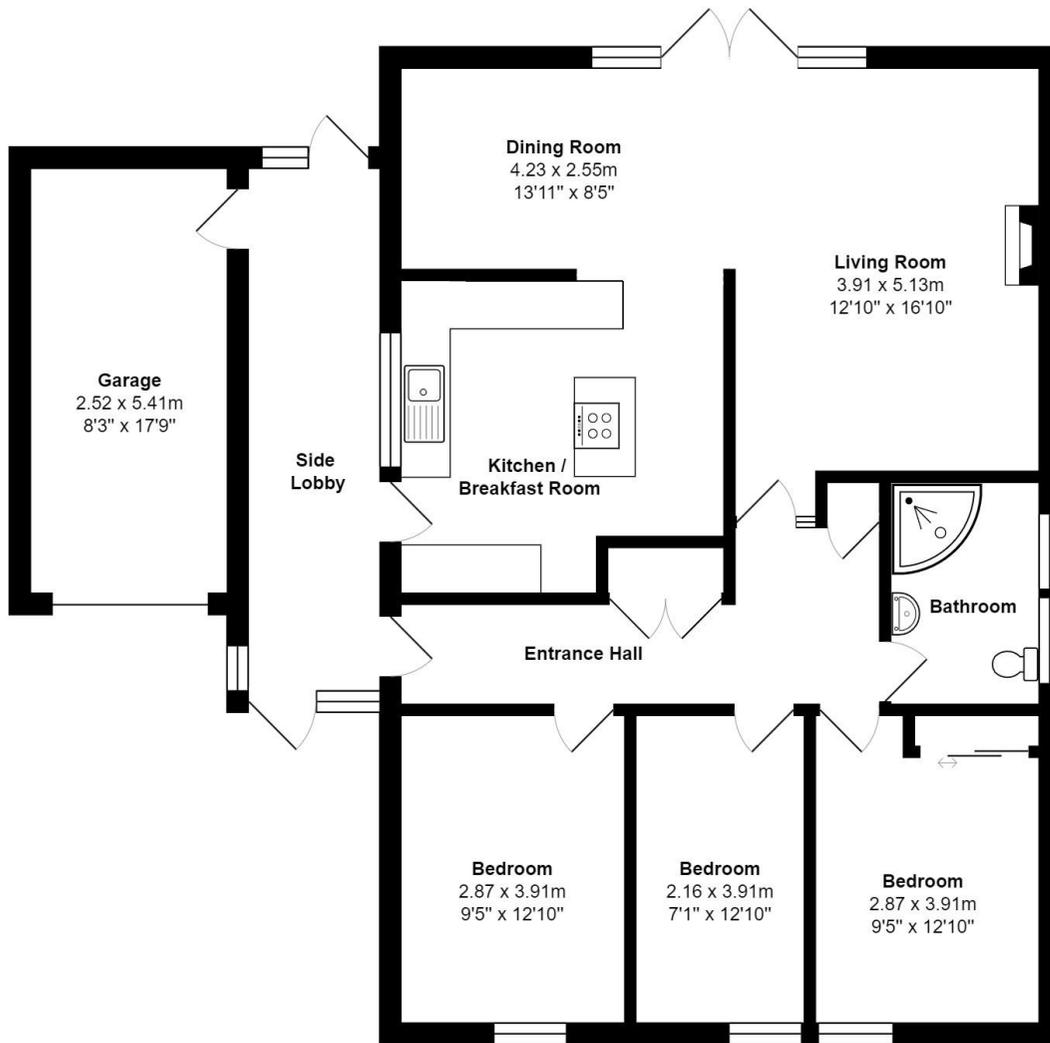
### Local Authority

Wiltshire Council

### Council Tax Band

E





Total Area: 100.1 m<sup>2</sup> ... 1077 ft<sup>2</sup> (excluding garage, side lobby)

All measurements are approximate and for display purposes only



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