



**Manor Stables Cottage, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH**



Detached individual house  
 Lovely setting overlooking a field up a private drive  
 3 double bedrooms all with en-suites  
 Impressive 37ft reception room with vaulted ceiling  
 Additional family room  
 Integrated kitchen/breakfast room  
 Delightful private south-facing walled garden  
 Double garage  
 Within walking distance of amenities  
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £795,000**

Approximately 2,008 sq.ft excluding garage and store

‘Tucked up a private drive with a lovely view across a paddock opposite, this individual detached house is surprisingly spacious offering over 2,000 sq.ft including three double bedrooms all with en-suites’



## The Property

Manor Stables Cottage is an interesting period conversion of some former stable buildings occupying a delightful location set up a private drive enjoying uninterrupted westerly views across a field opposite. The property is located within the popular village of Great Somerford and within easy level walking distance of amenities.

The cottage is deceptively large and superbly configured boasting generous ground floor space and has been designed as a 'forever home' offering a ground floor bedroom suite. The spacious accommodation is filled with natural light and extends to over 2,000 sq.ft. The living accommodation includes a dual-aspect family room with a fireplace at the focal point. The well-appointed kitchen/breakfast room is fitted with a Poggenpohl kitchen with integrated dishwasher, double oven, induction hob, wine cooler and a larder cupboard. There is a magnificent 37ft reception room with an impressive high vaulted ceiling, fireplace with stove, and glazed windows and door overlooking the garden. Across the

ground floor and first floor, there are three generous double bedrooms all fitted with wardrobes and benefitting from private en-suite bathrooms.

Externally, the property is tucked away from passing traffic up a drive where there is an attached double garage with a store room at the back. The delightful south-facing garden is a tranquil environment in which to sit out in benefitting from a great degree of privacy and a sunny orientation. The garden has been beautifully landscaped around a heptagonal water feature with raised beds, pergolas, a lawn and thoughtful seating terraces.

## 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 show-ground which hosts Dauntsey Park Horse Trials among other equestrian events. Sporting and leisure facilities nearby include the Beaufort Polo Club, and the Somerford Fishing Association along the River Avon. There are also many 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 historic Abbey, Waitrose, Aldi, Co-op, library, leisure centre, Ofsted rated 'outstanding' secondary school, and Dyson HQ. The larger market town of Chippenham is 7 miles away with direct rail links to London Paddington (69 minutes), Bristol and Bath. Great Somerford is in an excellent location for commuting to London and Bristol with Junction 17 of the M4 only 5 miles away.

## Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. There are solar panels on a feed-in tariff. The property is located within a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

## Directions

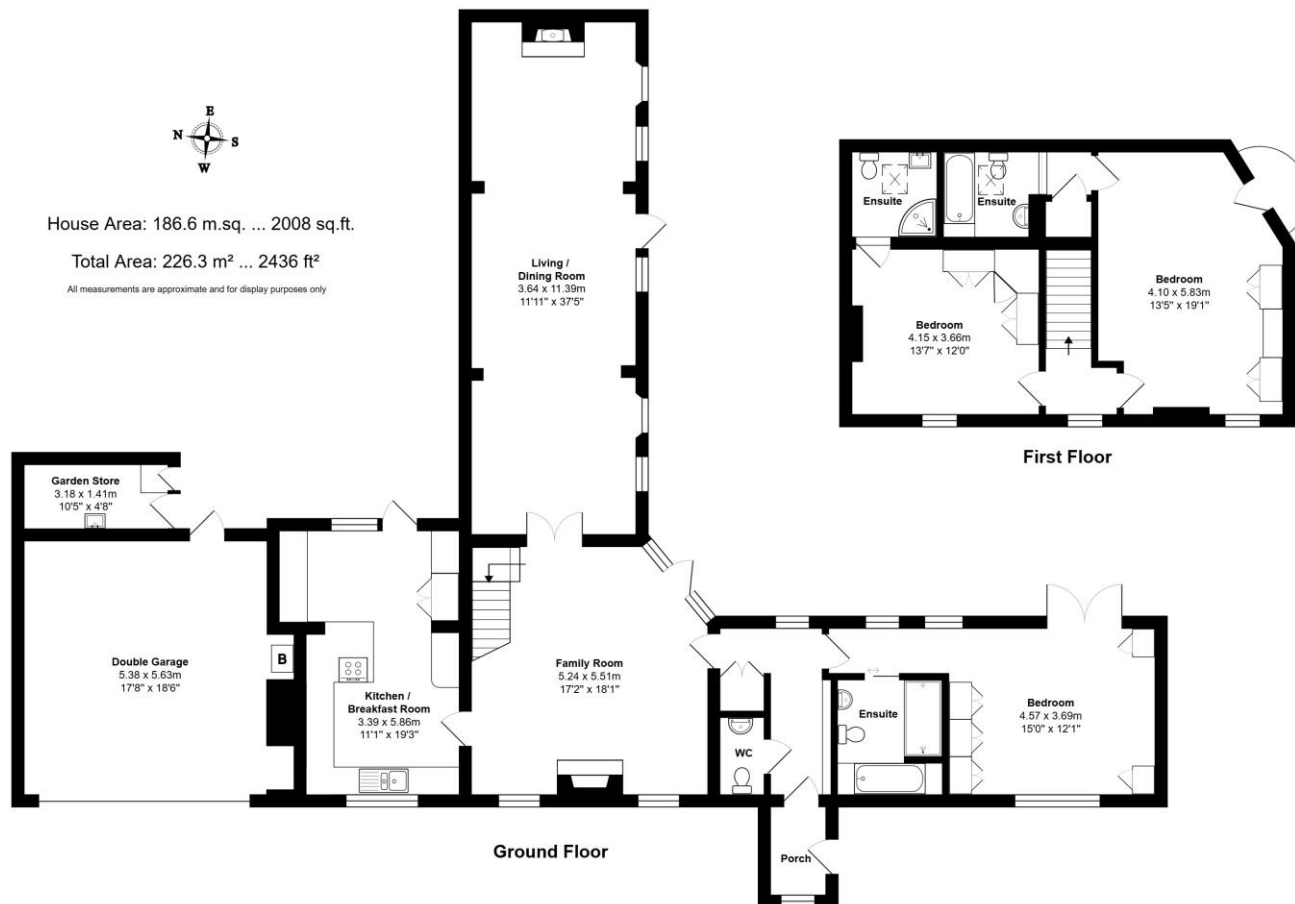
From the village centre at the crossroads by the shop, head west towards Startley along West Street. Locate the entrance to Manor Stables Cottage on the right hand side by the field.

Postcode SN15 5EH  
 What3words: ///gold.tango.powerful









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>	60	67
(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	



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