

Rainbow Cottage, Little Somerford, Chippenham, Wiltshire, SN15 5JW

Semi-detached period cottage
Improved and extended
4 bedrooms

En-suite and bathroom

Spacious living room with wood-burning stove

Open plan fitted kitchen/dining room

Garage and private driveway parking

Front and rear gardens

Centre of village close to the pub



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £485,000

Approximately 1,296 sq.ft excluding garage

‘Situated in the very heart of the village just a short stroll from the popular pub, this lovely semi-detached period cottage is set within front and rear gardens and has been greatly improved’

The Property

Rainbow Cottage is a charming semi-detached period cottage occupying a lovely position within the village of Little Somerford close to the well-regarded pub and set amongst front and rear gardens. The current owners have made significant improvements remodelling the first floor to facilitate an en-suite and converting the loft to create a characterful top floor bedroom with exposed timber beams. The cottage is beautifully presented with the enlarged accommodation now offering just under 1,300 sq.ft. across three floors.

On the ground floor a reception hall features flagstone flooring connecting to the good-sized living room complete with a wood burning stove. At the rear, the open plan 20ft kitchen/dining room has patio doors connecting to the rear garden and boasts a range of integrated appliances including a dishwasher, freezer, fridge, and washing machine. On the first floor, there are three

bedrooms, two of which with fitted wardrobes, plus the principal bedroom benefitting from the new stylishly fitted en-suite shower room. The family bathroom has a shower over the bath. The top floor bedroom boasts ample eaves storage.

There is a driveway arranged to the rear of the property which provides private parking for two cars in front of a garage with power connected. From the drive, a pedestrian gate opens to the rear garden through to the kitchen for convenient access. Both the front and rear gardens have been landscaped, and the back garden benefits from new fencing. A circular front lawn features a colourful acer as the focal point, while the back garden has a patio seating terrace, lawn with a well feature, and planters with espalier fruit trees.

Situation

The sought after village of Little Somerford lies three miles south-east of Malmesbury, 9 miles



from both Tetbury and Chippenham. The village has a church, the well-regarded Somerford Arms pub, and a village hall which is shared with neighbouring Great Somerford. Great Somerford is located less than 2 miles away and has a shop, public house and popular primary school. The market town of Malmesbury has an excellent range of facilities including an Ofsted Outstanding secondary 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.

Additional Information

The property is Freehold with LPG-fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Ultrafast broadband is available and there is mobile phone coverage

with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

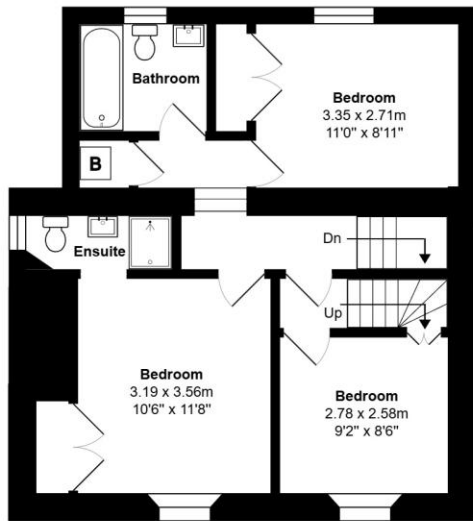
Directions

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 to locate the property on the right hand side just by the junction.

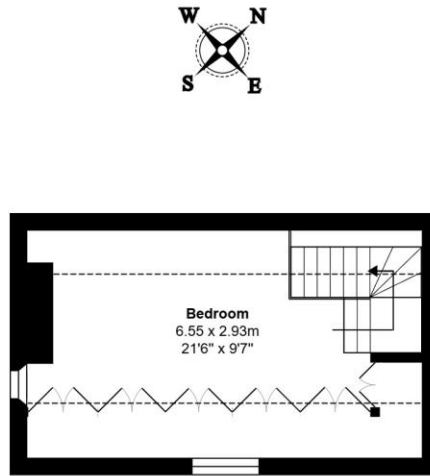
Postcode: SN15 5JW

What3words: ///evolution.dares.abundance

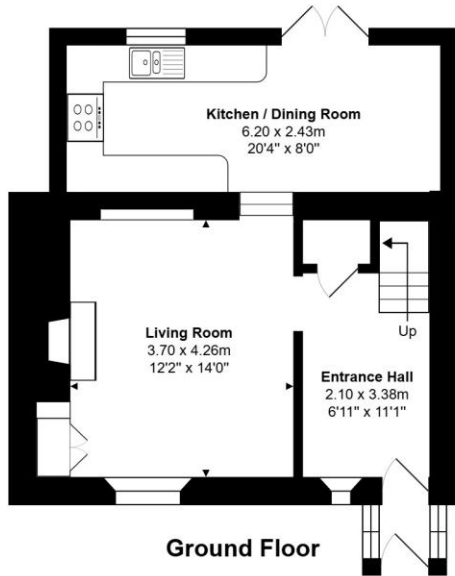




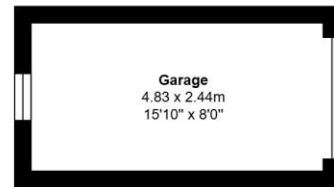
First Floor



Second Floor



Ground Floor



Total Area: 120.4 m² ... 1296 ft² (excluding garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		



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