



30 Hollow Street, Chippenham, SN15 5JD

A fabulous opportunity to purchase a three bedroom detached cottage set in a plot of c.1/5 of an acre down a quiet country lane on the very edge of this most sought after village. The property offers great potential for further improvement and extension (subject to the necessary consents). Dating back to 1872 the property was originally two cottages that have been knocked into one and offers accommodation comprising of a good size dual aspect sitting room with fireplace housing a wood burning stove, a separate dining room, kitchen with a range of fitted units, large utility/boot room, downstairs bathroom and three first floor bedrooms. The generous mature front garden is laid to lawn with mature trees and has gated access to a driveway providing off road parking. The larger rear garden is again laid to lawn with mature trees but also has a patio area, well, brick built outbuilding with power and light, second outbuilding/store and second gated access point for vehicular access if required.

Owners' Comments

We moved into 30 Hollow Street in 1985 and have lovingly upgraded the property over the years to create a happy family home. It has been a wonderful place to raise children, with plenty of space to play and explore, while the local school, countryside, cycling and horse riding have all been part of family life.

The house has an interesting history, having originally been two cottages converted into one home. Previous owners used it as a smallholding, raising animals, making their own butter and preserving fruit and vegetables.

Although the village has grown, Hollow Street remains peaceful and surrounded by nature. The garden attracts an abundance of birds, with foxes and deer regularly seen nearby, and there are plenty of opportunities for dog walking and enjoying the countryside.

We have particularly valued Great Somerford’s strong community, with events such as the Church Fair and Somerford Show, alongside the village pub and shop.

After more than 40 years, this has been a much-loved family home, and we hope its next owners will enjoy it as much as we have.

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

Bedroom One

Sealed unit double glazed window to front. Radiator. Exposed beams. Two wall light points.

Bedroom Two

Sealed unit double glazed window to front. Radiator. Exposed beams. Two wall light points.

Bedroom Three

Sealed unit double glazed window to rear. Radiator. Exposed beams. Wall light points.

Outside

Front Garden

Enclosed by fencing with five bar gated access to driveway providing off road parking. Laid to lawn with mature and path to front door.

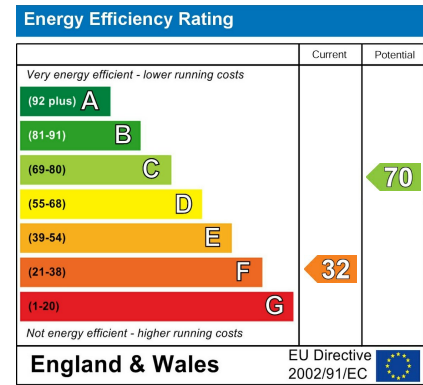
Rear Garden

Enclosed by fencing with second gated access point. Patio area with lawn beyond and mature trees. Brick built outbuilding with tiled roof, window to rear, door to side, power and light. Second block built outbuilding/store.

Directions

From Chippenham proceed through the village of Sutton Benger and on reaching the Bell Hotel turn left towards Great Somerford. Continue into the village passing the shop on the right hand side, and at the war memorial turn left into Hollow Street. Continue along this lane and it is the last property on the left hand side before leaving the village.

ENERGY PERFORMANCE GRAPHS



GOODMAN WARREN BECK

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Offers Over £550,000

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.

Accommodation Comprising:

Porch

Stable door to:

Dining Room

Sealed unit double glazed window to front. Radiator. Ceiling beam. Three wall light points. Doorway to:

Kitchen

Sealed unit double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Wooden edge worksurface with tiled splashbacks. Space for cooker with gas and electric cooker points. Wood laminate flooring. Spotlights. Doors to:

Sitting Room

Dual aspect with sealed unit double glazed windows to front and rear. Two radiators. Feature fireplace with oak beam, tiled hearth and inset cast iron wood burning stove. Three wall light points. Stairs to first floor. Ceiling beam.

Utility Room

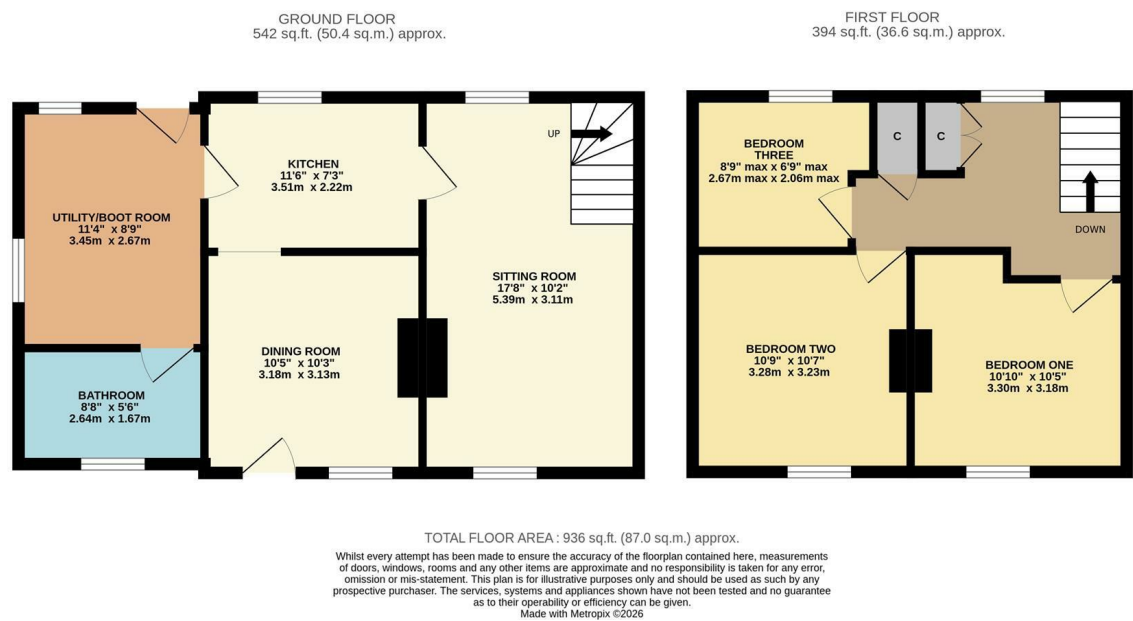
Door to rear. Double glazed windows to side and rear. Radiator. Worksurfaces with appliance spaces under and plumbing for washing machine. Cupboard base unit, wall mounted cupboards and tall cupboard. Spotlights. Worcester LPG combination boiler. Wood laminate flooring. Door to:

Bathroom

uPVC double glazed window to front. Radiator. Panelled bath with shower over, concertina shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring.

First Floor Landing

Sealed unit double glazed window to rear. Radiator. Double cupboard. Linen cupboard. Exposed beams. Doors to:



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)