BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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11 Paddock Close, Great Somerford

Price Guide £695,000

A well-presented three-bedroom detached bungalow, peacefully situated in a cul-de-sac in the heart of this sought-after village, just a short walk from the village shop. The property enjoys a south-facing garden and ample driveway parking.

A particular feature is the substantial self-contained annexe, currently a successful Airbnb, offering open-plan living/kitchen, bedroom and en-suite shower room. Ideal for additional income or multi-generational living.

11 Paddock Close, Great Somerford

Property

Occupying a peaceful position within a small cul-de-sac, in the heart of this highly sought-after village and just a short walk from the village shop, this well-presented three-bedroom detached bungalow has been thoughtfully enhanced and updated by the current owner. The result is a comfortable and appealing home, combining well-proportioned accommodation with a number of attractive features, including oak internal doors, a striking stone fireplace with log-burning stove to the sitting room, a luxury shower room and a replacement, well-equipped kitchen/breakfast room.

A particularly impressive feature is the substantial annexe, created from the former double garage with the roof raised to provide generous and well-designed accommodation. The ground floor comprises an open-plan living area with a well-equipped kitchen, together with a generous bedroom and en-suite shower room. Doors from the living area open onto a private south-facing garden. Currently run as a successful Airbnb, the annexe provides an excellent opportunity to generate additional income, although its flexibility makes it equally well suited to multi-generational living, dependent relatives, guests or those requiring self-contained accommodation.

To the front of the property, there is ample driveway parking, whilst the annexe benefits from its own private south-facing garden. This is a particularly versatile property, offering the rare combination of a comfortable village bungalow together with substantial ancillary accommodation and genuine income-producing potential.

General

Mains water, electric and drainage are connected. An oil fired boiler provides central heating and domestic hot water. The bungalow - Council Tax Band E - £2,948.12 for 2026/27. EPC rating D - 65. The annexe - Council Tax Band A - £1,608.07 per annum for 2026/27. Exemptions apply where occupied by a dependent relative aged 65 or over or a dependent child, or where let as holiday accommodation for at least 70 days per year. A 50% reduction applies where the annexe is occupied by a family member. EPC rating D - 62.

Great Somerford

Great Somerford is nestled on the edge of the Cotswold AONB and is one of North Wiltshire's most desirable and well-connected villages, known for its thriving community and excellent day-to-day amenities. The village benefits from an outstanding shop/post office, a welcoming public house, and an Ofsted-rated Good primary school and pre-school. For secondary education, the property lies within catchment for the High Performing Academy in nearby Malmesbury. It enjoys excellent regional and national connectivity, with Chippenham station just 15 minutes away with fast services to London Paddington from 64 minutes. Frequent trains run from Chippenham, Kemble and Swindon, while the M4 provides swift access to Bristol, Swindon, Reading and London. Bristol Airport is the nearest, and Heathrow is easily reached along the M4 corridor. The neighbouring village of Little Somerford is home to the highly regarded gastropub The Somerford Arms, while Malmesbury - just a short drive away - offers a wide range of independent shops, cafés and restaurants, along with a Waitrose supermarket. This combination of village charm, strong community spirit and superb connectivity makes Great Somerford an exceptional place to live.

Directions to SN15 5JY

From Malmesbury head east on the B4042 towards Brinkworth. Turn off right signposted to Little Somerford and at the bottom of the hill bear right to Great Somerford. Continue for approximately 2.2 miles, then turn right onto The Hill. After around half a mile, turn right and continue onto Park Lane, followed by Top Street. Turn left onto Dauntsey Road and then left into Paddock Close. Number 11 can be found on the right hand side as you enter the cul de sac.

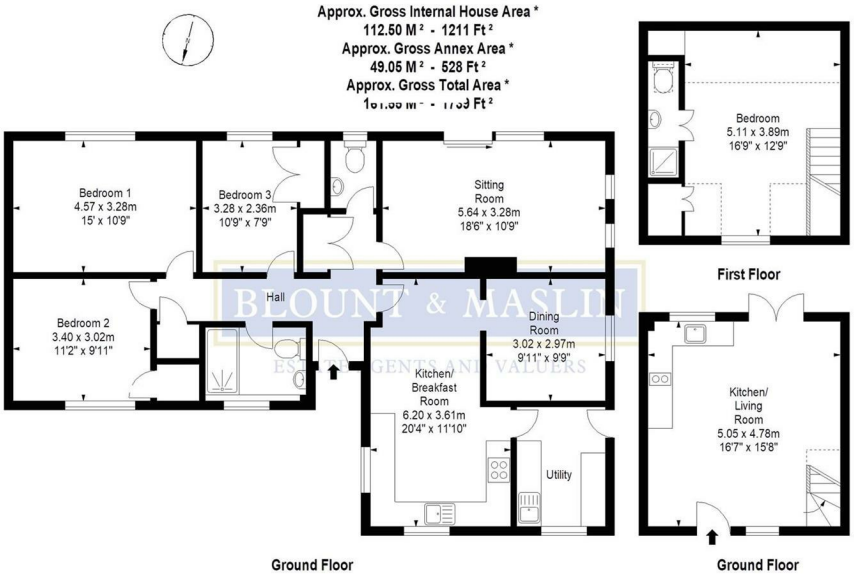

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.