



📍 Avonlea Little Somerford, Wiltshire, SN15 5JW

🔗 Offers In Excess Of £400,000

Located in a picturesque setting in the heart of the village, an immaculately presented three bedroom detached family home.

- Detached Family Home
- Immaculate Throughout
- Open Plan Kitchen/Breakfast Room
- Double Aspect Sitting Room
- Family Bathroom + Shower Room
- Utility + Cloakroom
- Detached Garage + Driveway
- Enclosed Rear Garden
- Desirable Village
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E



An immaculately presented three bedroom detached family home located in a picturesque setting amid delightful secluded gardens. The property has been modernised and redesigned by the current owners in recent years to include the creation of an open plan kitchen/breakfast room and re-fitted bathroom suite. The accommodation flows around an entrance hallway with cloakroom, a double aspect sitting room and a bright and spacious kitchen/breakfast room which is complemented by a built-in oven, hob and dishwasher. A door from the kitchen opens into a useful utility room. A staircase rises up from the hallway to the first floor landing with three bedrooms, a recently re-fitted family bathroom and a separate shower room. Externally the property stands amid delightful, established gardens which enjoy a high degree of privacy. A flagstone patio extends to the rear opening to a lawned garden enclosed by a walled and fenced boundary. A gate from the garden gives access to a driveway and detached garage located at the rear of the property.

**SITUATION**

Little Somerford is located approximately 2½ miles southeast of Malmesbury. The village has amenities that include a parish church, village hall and the very popular Somerford Arms public house. The neighbouring village of Great Somerford, about a mile away has an excellent village store, post office, public house and primary school. Malmesbury is a pretty town with an Ancient Abbey and has a wide range of shops, services, award winning schools and leisure facilities. Good road networks radiate to the towns of Chippenham, Swindon, Bath and Bristol, with the M4 readily accessible at either Junction 17 or 16. Train links are available at Chippenham, Kemble and Swindon with a direct link to London Paddington in around an hour.

**PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: E

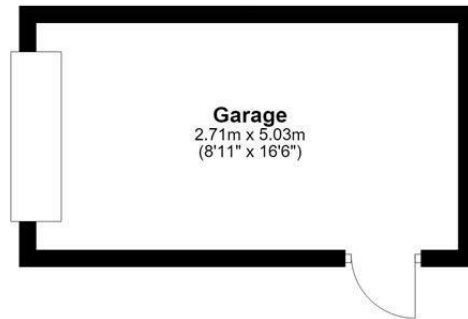
Council Tax Band: E

Mains water, electricity, drainage and LPG central heating.



## Ground Floor

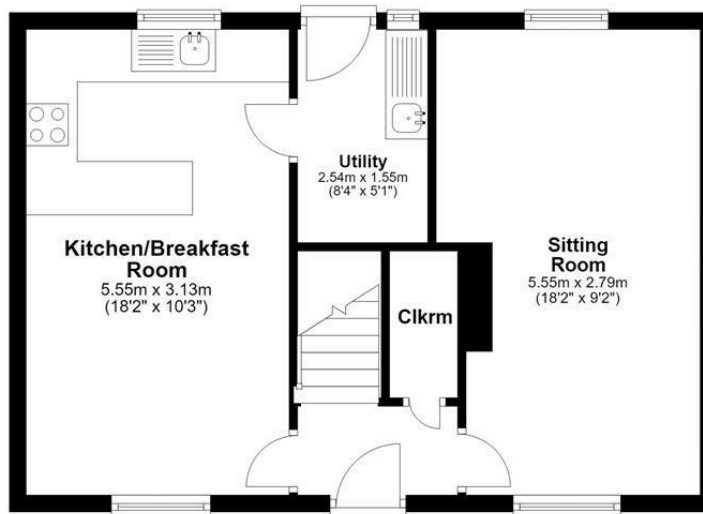
Approx. 58.1 sq. metres (625.6 sq. feet)



**Garage**  
2.71m x 5.03m  
(8'11" x 16'6")

## First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)

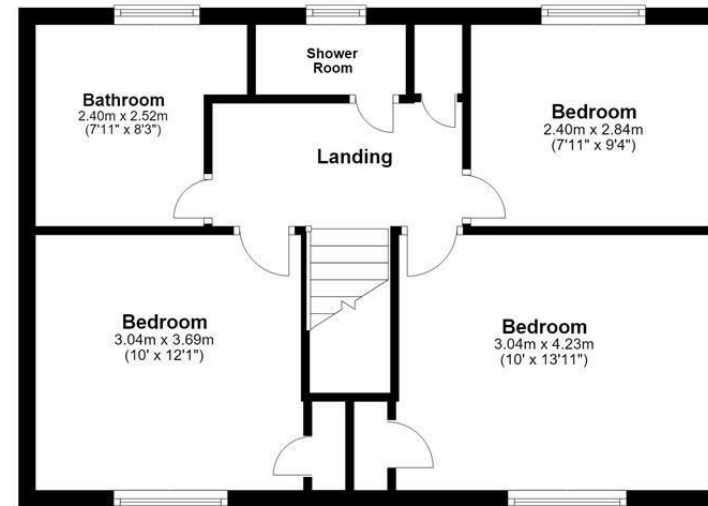


**Kitchen/Breakfast Room**  
5.55m x 3.13m  
(18'2" x 10'3")

**Utility**  
2.54m x 1.55m  
(8'4" x 5'1")

**Sitting Room**  
5.55m x 2.79m  
(18'2" x 9'2")

Clrm



**Bathroom**  
2.40m x 2.52m  
(7'11" x 8'3")

Shower Room

Landing

**Bedroom**  
2.40m x 2.84m  
(7'11" x 9'4")

**Bedroom**  
3.04m x 3.69m  
(10' x 12'1")

**Bedroom**  
3.04m x 4.23m  
(10' x 13'11")

Total area: approx. 102.6 sq. metres (1104.7 sq. feet)

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.