



The Hollies, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH

Individual detached house
 Generous private plot of 0.40 acres
 4 bedrooms
 3 reception rooms
 Bathroom and en-suite
 Private parking and double garage
 Requires updating and refurbishment
 Set in the village centre close to amenities
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £695,000

Approximately 1,764 sq.ft excluding garage

‘Located in the very heart of the village amongst a large 0.40 acre plot, an individual detached house with excellent scope to upgrade’



The Property

The Hollies is an individual detached house constructed in the 1970s by a local builder as a one-off build set amongst a generous mature plot of 0.40 acres. The property occupies a superb position in the very heart of the desirable village of Great Somerford just a moments walk from the village amenities. The Hollies is available to the market for the first time in over 40 years and offers fantastic scope for the next owners to put their stamp on it with updating and refurbishment.

Internally, the accommodation extends to around 1,764 sq.ft over two floors. The ground floor comprises three reception rooms including a large 24ft living room which is dual aspect connecting to a rear conservatory and features an open fireplace. The kitchen/breakfast room has a utility room to the side which has internal access into the garage and out to the rear garden. On the first floor there are four good-sized bedrooms, a

family bathroom, and a generous en-suite/dressing room accompanying the principal bedroom.

Screened by high hedging and mature trees, the property is well-hidden within its plot while benefiting the fantastic village centre setting. The gardens are laid mostly to lawn on the northern and western aspects, and the south-facing rear garden has been thoughtfully landscaped with water features and terraces. There is ample private parking across the driveway in addition to the double garage.

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, a '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, popular 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. The property is located within a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

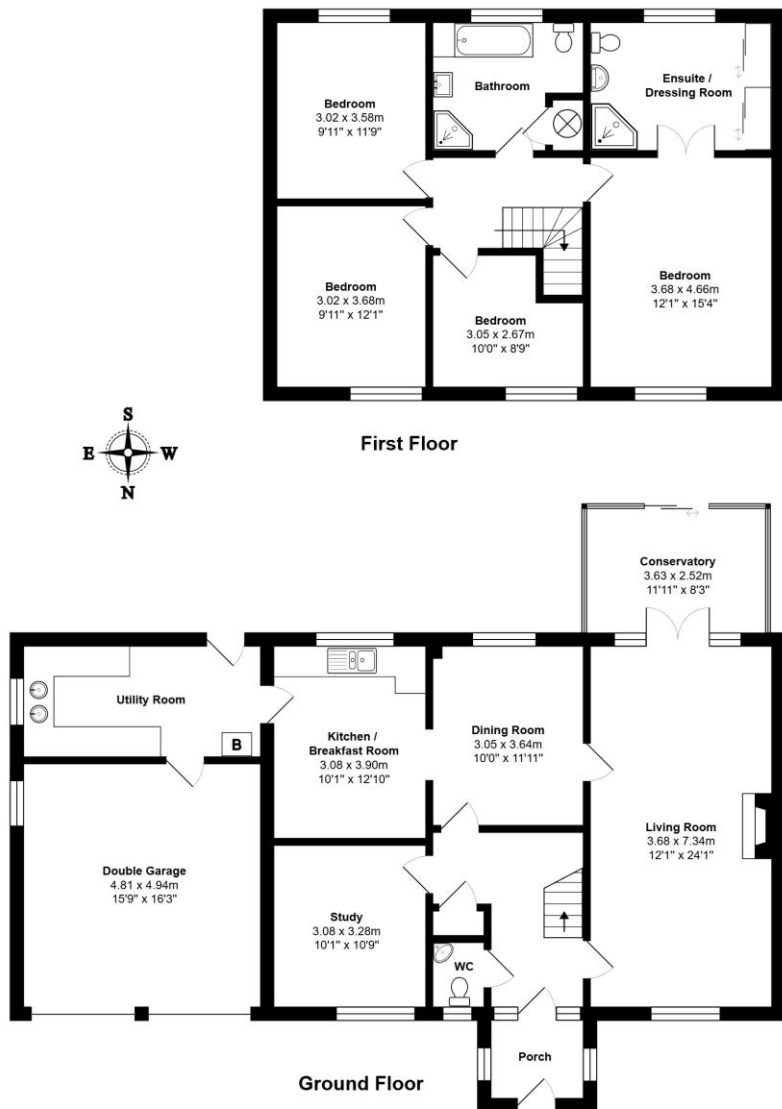
Directions

The property is located in the very centre of the village by the crossroads next to the Volunteer Inn, as the first property on the left on West Street.

Postcode SN15 5EH

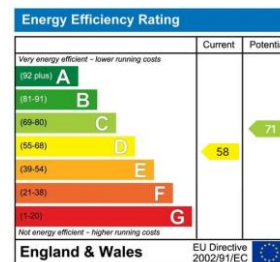
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Total Area: 163.9 m² ... 1764 ft² (excluding double garage and conservatory)

All measurements are approximate and for display purposes only



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