



JAMES PYLE & CO



7 Frog Lane, Great Somerford, Wiltshire, SN15 5JA

Semi-detached extended cottage
Generous sunny corner plot
5 bedrooms
2 reception rooms
Excellent kitchen/dining room with vaulted ceiling

Private parking and garage
Quiet position down a no-through lane
Easily accessible to village amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £710,000

Approximately 2,028 sq.ft excluding garage

‘Set down a quiet no-through lane within this popular village, this semi-detached cottage has substantially extended and occupies a generous corner plot’

The Property

Nestled in a tranquil, no-through lane within the desirable village of Great Somerford, this well-presented semi-detached cottage offers expansive living within a generous, sunny corner plot.

Boasting over 2,000 sq.ft. of accommodation, the property has been thoughtfully extended to create an inviting family home. The ground floor features an entrance hall leading to two traditional reception rooms, each enhanced by charming brick fireplaces. A practical utility room provides ample storage and a separate WC for convenience. The heart of the home is undoubtedly the spacious kitchen dining room, showcasing an impressive high vaulted ceiling, with an adjoining conservatory offering delightful views over the garden. On the first floor, there are three bedrooms including a principal bedroom with an en-suite wet room alongside a family bathroom. The second floor provides versatile additional space with two loft bedrooms, one currently

arranged as an office and the other benefiting from an en-suite WC.

The fantastic garden, enjoying a south-easterly aspect, wraps around the property, featuring extensive lawn areas, a relaxing patio seating terrace, and vegetable beds. Private off-street parking is provided over a gravelled bay next to a single garage, which benefits from power connected.

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 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. Superfast fibre broadband is connected. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band E.

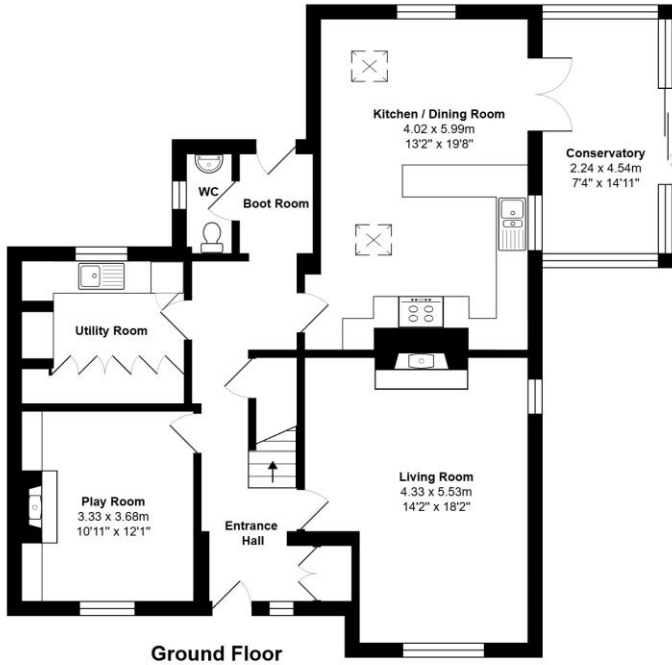
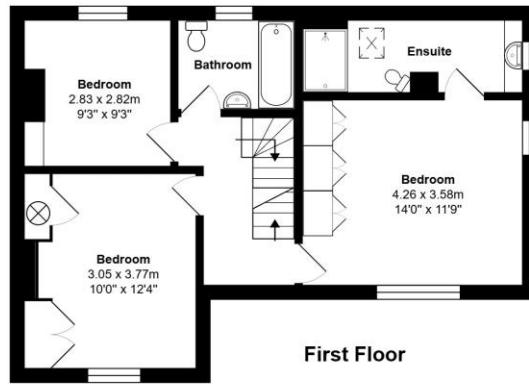
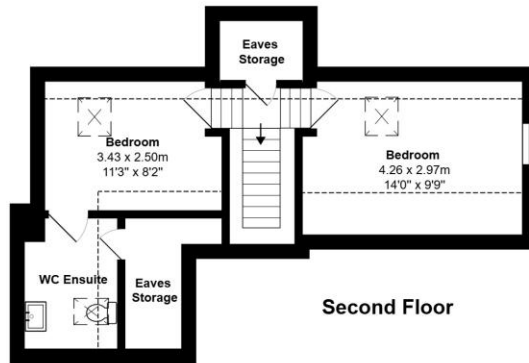
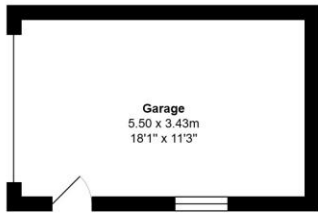
Directions

From Malmesbury, follow the B4042 towards Brinkworth. Take the right hand turn signed towards the Somerfords and enter Little Somerford. Take the right hand turn at the village centre and follow the road to Great Somerford. Enter Great Somerford and take the second left hand turn onto Frog Lane. Follow the lane around the bend and take the left hand drive at the next bend to locate the garage of the property on the left.

Postcode SN15 5JA

What3words: ///renting.wheat.spices





House Area: 188.4 m.sq. ... 2028 sq.ft. (excluding eaves)

Total Area: 213.4 m² ... 2297 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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