

Plot 12, The Sutton Great Somerford, Wiltshire, SN15 5EL



Detached • 3 Bedrooms • 2 Bathrooms • Kitchen & Dining Suite • Drawing Room • Principal Suite With Ensuite • Garage & Generous Gardens • All-Inclusive Energy Efficient Specification

Guide Price
£499,000

Plot 12, The Sutton

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Every detail of the Sutton has been thoughtfully considered to ensure a design that maximizes light, space, and flow.

The welcoming Hall leads to a spacious Drawing Room at the front of the home, where a turned staircase enhances the sense of space. This then flows into the heart of the home – a superb Kitchen and Dining suite that spans the full width of the house, bathed in natural light from multiple directions.

French doors with sidelights open to the gardens, creating the perfect space for al fresco dining or simply enjoying the outdoors, whatever the weather. You can dine while overlooking the garden or add a cozy chair for a casual family seating area.

The home is finished to a high standard with SMEG appliances, including a Fridge Freezer, Oven, feature Hood, and Induction Hob, all chosen to complement the elegant Symphony kitchen cabinetry.

Upstairs, the central staircase leads to a spacious landing, which leads into the impressive Principal Suite at the front of the home, complete with Ensuite facilities and built-in Wardrobes. Two further bedrooms – one with wardrobes – share the Family Bathroom, which features a shower over the bath. The bathrooms are finished with sleek chrome HANSGROHE brassware, while the modern white ROCA sanitaryware includes semi-pedestal fittings. Contemporary vinyl flooring runs throughout the Kitchen/Family suite, WC, bathroom, and en suites.

Externally, the gardens are generously paved and fully enclosed, with an outside tap for convenience.

The Garage is equipped with power and light, plus a car charging point and PV panels on the roof to generate your own electricity.

The home also includes a comprehensive, All-Inclusive Energy Efficient Specification, offering convenience and savings from day one.

Location

Great Somerford is ideally situated off the beaten path, ensuring that residents can enjoy the tranquility of the countryside, yet benefit from easy access to major commuter routes. This

unique blend of privacy and connectivity allows you to enjoy the best of both worlds—an idyllic lifestyle in a scenic setting, while still being within reach of the essential conveniences and work opportunities that today's busy world demands.

Great Somerford is an attractive and thriving village in North Wiltshire near the south bank of the river Avon. The picturesque village offers a shop/post office, pub, primary school, village hall and many sporting and social clubs.

Malmesbury (approx. 3 miles) is a delightful town with a good range of services, café/restaurants and shops including a new Waitrose. Both Malmesbury and Chippenham offer everyday shopping facilities and schooling, whilst more extensive shopping/recreational facilities can be found in the larger centres of Bath and Swindon. Transport links in the area are very good with the M4 Junction 17 (about 4 miles) providing access to Bristol, the South West, Wales, London and Heathrow. There are also excellent rail connections from Chippenham and Swindon with services to London Paddington taking approximately 70 minutes and 60 minutes respectively.

Directions

From the M4, junction 17, take the A429 exit to Cirencester/Malmesbury. After 1.1 miles turn right onto Scotland Hill/Henn Lane/Five Thorn Lane. At the t-junction turn left onto Seagry Road. Immediately as you enter the village of Great Somerford you will see signage directing you right to the Great Somerford development. Follows the signs to the Cotswold Homes marketing suite.

What Three Words: allows.scrapped.wimp

Service & Tenure

All mains services are connected to the property as well as air source heating, PV panels and a car charging point.

Local Authority

Wiltshire Council - <https://www.wiltshire.gov.uk>

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

Broadband speed and mobile phone signal, flood risk and area information are included.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

*** Pictures are of the show home.**



The Sutton

DIMENSIONS

Drawing Room

12' 5" x 16' 8" 3.8m x 5.1m

Kitchen Dining Suite

11' 7" x 18' 6" 3.5m x 5.6m

Principal Suite

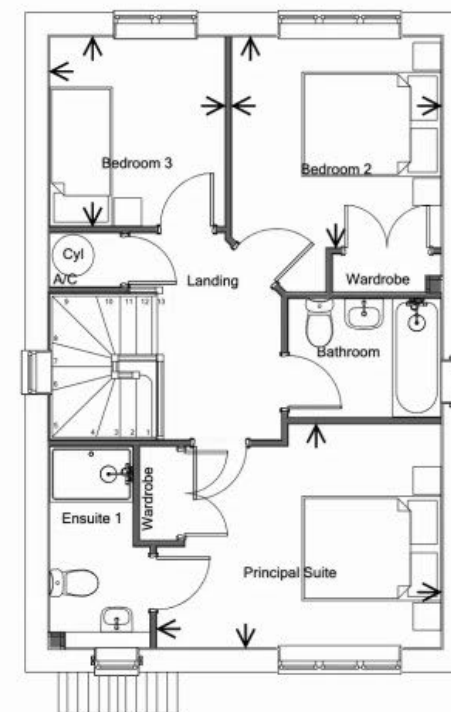
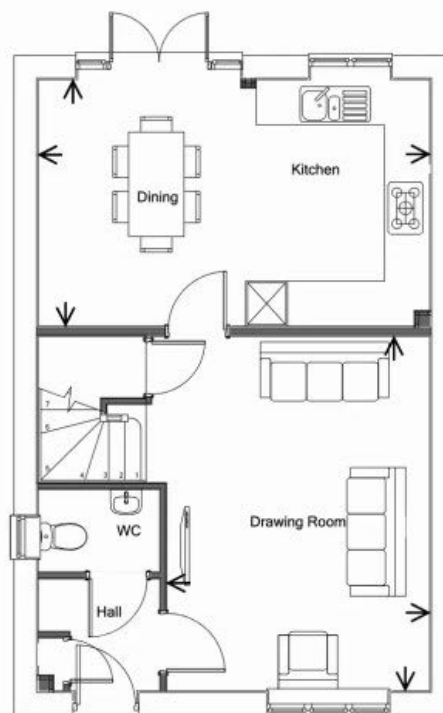
10' 7" x 13' 5" 3.2m x 4.1m

Bedroom 2

9' 11" x 9' 11" 3.0m x 3.0m

Bedroom 3

8' 3" x 8' 11" 2.5m x 2.7m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

