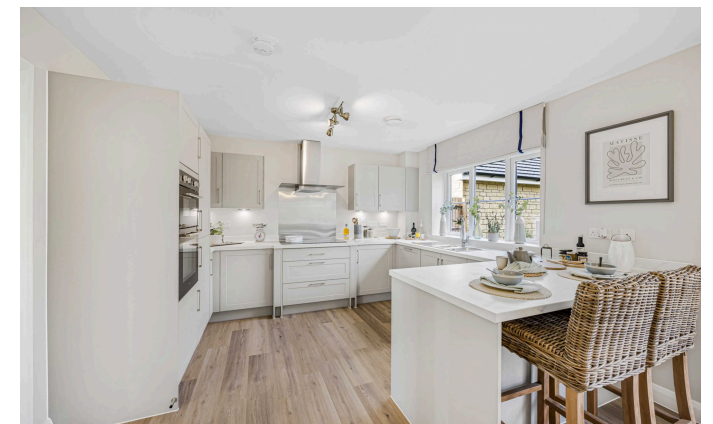


## Plot 15, The Cherhill Great Somerford, Wiltshire, SN15 5EL



Detached / 4 Bedrooms • 3 Bathrooms • Stunning Kitchen, Family & Dining Area • Drawing Room  
• Study • Impressive Principal Suite With Ensuite & Built-In Wardrobes • Garage and Generous  
Gardens • All-Inclusive Energy Efficient Specification

Guide Price  
**£699,000**

# Plot 15, The Cherhill

Great Somerford, Wiltshire, SN15 5EL

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The Cherhill has been thoughtfully designed to maximize light, space, and flow.

The spacious Hall opens into the heart of the home – a stunning Kitchen, Family, and Dining area, featuring glazed double doors that span the width of the house and allow natural light to flood in.

Whether you're dining with a view of the garden or creating a cozy family seating area, this space offers plenty of options. The kitchen is equipped with high-quality SMEG appliances, including a fridge freezer, double oven, feature hood, and induction hob, all chosen to complement the elegant Symphony kitchen cabinetry. This area also leads into the Boot Room, which features SMEG laundry facilities and access to the garden – ideal for dealing with muddy boots or paws.

The front-facing Drawing Room is spacious and features an elegant bay window, creating a perfect reading nook. On the opposite side of the Hall, there's a second Reception Room that could easily serve as a Study, Hobby Room, or Playroom. Additionally, there's a storage cupboard and WC on this level.

Upstairs, the landing leads to the impressive Principal Suite, which includes an Ensuite and built-in wardrobes. The Guest Suite also offers an Ensuite and wardrobes, making it ideal for visiting family or guests. Two further spacious bedrooms, one with wardrobes, share the Family Bathroom, which features a shower over the bath.

The bathrooms are finished with sleek chrome HANSGROHE brassware and contemporary white ROCA sanitaryware with semi-pedestal fittings. Vinyl flooring in the Kitchen/Family suite, WC, and bathrooms enhances the modern feel.

Externally, the gardens are generously paved and fully enclosed, with an outside tap. The Garage is equipped with power and light, plus a car charging point and PV panels on the roof to help generate your own electricity. The home also includes an All-Inclusive Energy Efficient Specification, offering convenience and savings from the moment you move in.

## 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.**

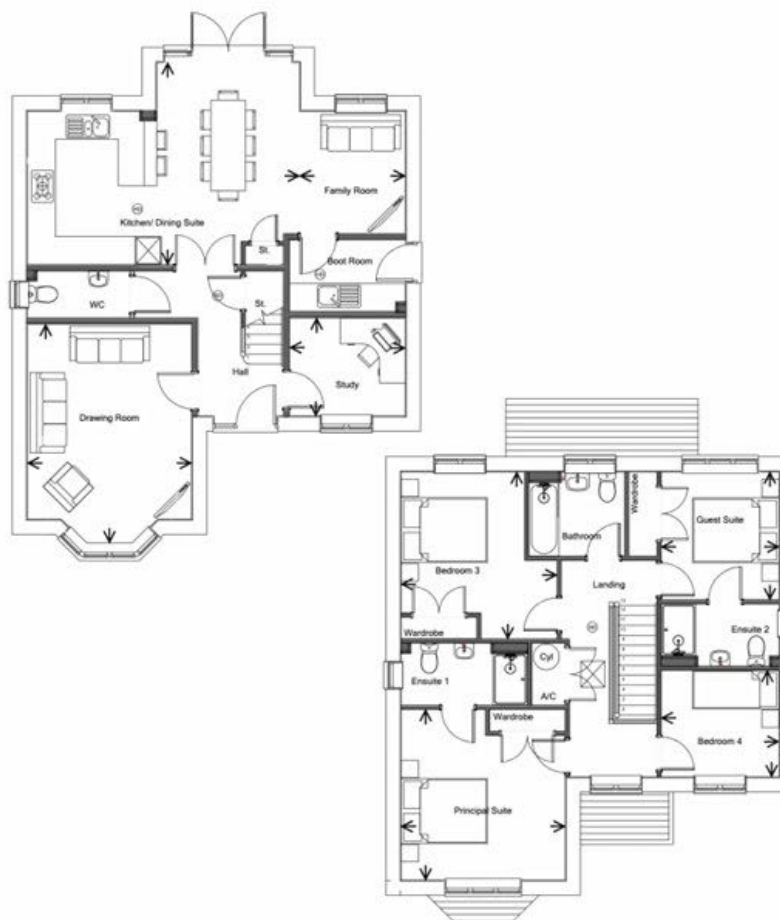




# The Cherhill

## DIMENSIONS

<b>Drawing Room</b>	12' 6" x 16' 7"	3.8m x 5.1m
<b>Kitchen Dining Suite</b>	15' 4" x 20' 8"	4.7m x 6.3m
<b>Family Room</b>	8' 0" x 9' 3"	2.5m x 2.8m
<b>Study</b>	7' 5" x 8' 9"	2.3m x 2.7m
<b>Principal Suite</b>	12' 6" x 13' 0"	3.8m x 4.0m
<b>Guest Suite</b>	8' 11" x 9' 9"	2.7m x 3.0m
<b>Bedroom 3</b>	11' 10" x 12' 8"	3.6m x 3.9m
<b>Bedroom 4</b>	8' 1" x 8' 11"	2.5m x 2.7m



Please note plots 13 & 15 are a handed version of the floor plan shown above.

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