

## Plot 5, The Westwood Great Somerford, Wiltshire, SN15 5EL



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

Guide Price  
£760,000

# Plot 5, The Westwood

## Great Somerford, Wiltshire, SN15 5EL

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The Westwood's welcoming central Hall features a striking turned staircase and a galleried landing, designed to enhance light, space, and flow throughout the home.

The Hall leads into the heart of the home – a spacious Kitchen, Family, and Dining suite, accessed through glazed double doors that stretch across the width of the house, with light pouring in from multiple directions.

This kitchen is equipped with premium SMEG appliances, including a Fridge Freezer, Double Oven, feature Hood, and Induction Hob, all carefully selected to complement the elegant Symphony cabinetry. The suite also leads to the Boot Room, which has SMEG Laundry Facilities and access to the garden – ideal for cleaning off muddy boots or paws. At the front of the home, the Drawing Room, with its beautiful bay window, offers a peaceful spot for reading.

On the opposite side of the Hall, there is a second Reception Room with a bay window, which would make a lovely Study, Hobby Room, or Playroom. A storage cupboard and WC are also conveniently located on this level.

Upstairs, the central staircase leads to a galleried landing, which flows into the impressive Principal Suite at the front of the house, complete with Ensuite facilities and built-in Wardrobes. The Guest Suite also offers an Ensuite and Wardrobes, making it ideal for visiting family or friends. Two additional spacious bedrooms – one with wardrobes – share a Family Bathroom, featuring a shower over the bath.

The bathrooms are finished with sleek chrome HANSGROHE brassware and contemporary white ROCA sanitaryware with semi-pedestal fittings. Contemporary vinyl flooring has been used throughout the Kitchen/Family suite, WC, and bathrooms.

Externally, the gardens are generously paved and fully enclosed, with an outside tap. The Garage has power and light, a car charging point, and PV panels on the roof to help generate your own electricity. The home also comes with an All-Inclusive Energy Efficient Specification, offering added 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.





# The Westwood

## DIMENSIONS

### *Drawing Room*

11' 1" x 18' 4" 3.4m x 5.6m

### *Kitchen Dining Suite*

26' 3" x 12' 3" 8.0m x 3.7m

### *Study*

11' 1" x 8' 9" 3.4m x 2.7m

### *Principal Suite*

11' 9" x 11' 1" 3.6m x 3.4m

### *Guest Suite*

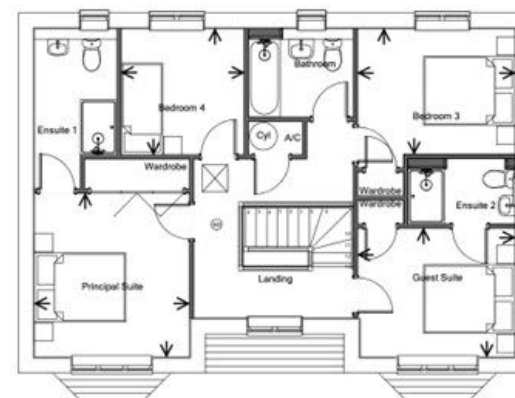
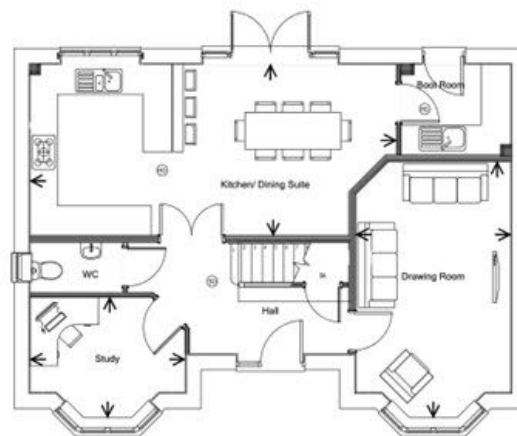
9' 3" x 11' 1" 2.8m x 3.4m

### *Bedroom 3*

11' 3" x 9' 0" 3.4m x 2.7m

### *Bedroom 4*

8' 10" x 9' 0" 2.7m x 2.8m



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