

Plot 20, The Lacock Great Somerford, Wiltshire, SN15 5EL



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

Guide Price
£920,000

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The Lacocks spacious and welcoming hall sets the tone for this exceptional home, leading into its true heart-a stunning open-plan Kitchen, Family & Dining suite. Accessed via elegant glazed double doors and spanning the entire width of the property, this space is bathed in natural light from multiple aspects.

Designed with both style and practicality in mind, the kitchen features high-quality SMEG appliances, including a fridge freezer, double oven, feature hood, and induction hob, all thoughtfully paired with the beautifully crafted Symphony cabinetry*. Adjacent to the kitchen, the Boot Room offers additional convenience, complete with SMEG laundry facilities and direct garden access-ideal for muddy boots or paws!

At the front of the home, the spacious Drawing Room boasts an elegant bay window, creating a perfect reading nook. Across the hall, a second versatile Reception Room offers endless possibilities as a Study, Hobby Room, or Playroom. A WC and a handy storage cupboard complete the ground floor.

Ascending the central staircase, the landing leads to the impressive Principal Suite, featuring a luxurious Ensuite and a Dressing Room. The Guest Suite also benefits from an Ensuite and fitted wardrobes, making it perfect for visiting family or returning grown-up children. Two further generously sized bedrooms, both with fitted wardrobes, are served by the stylish Family Bathroom, which includes both a bath and a separate shower.

Bathrooms are finished to a high standard with sleek chrome HANSGRÖHE fittings and contemporary white ROCA sanitaryware with semi-pedestal designs. Practical and stylish vinyl flooring has been included in the Kitchen/Family suite, WC, bathroom, and ensuites, along with a shower over the bath and chrome towel rails for added comfort.

Externally, the fully enclosed garden is generously paved, providing an ideal outdoor space. The Garage benefits from power and lighting, while additional modern touches include an electric car charging point and PV solar panels on the roof, helping to generate your own electricity.

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.



DIMENSIONS

Drawing Room

12' 5" x 20' 1" 3.8m x 6.1m

Kitchen Dining Suite

15' 1" x 22' 3" 4.6m x 6.8m

Family Room

11' 5" x 12' 4" 3.5m x 3.8m

Study

7' 8" x 11' 9" 2.3m x 3.6m

Principal Suite

11' 8" x 12' 5" 3.6m x 3.8m

Guest Suite

13' 2" x 13' 5" 4.0m x 4.1m

Bedroom 3

9' 8" x 13' 5" 2.9m x 4.1m

Bedroom 4

10' 11" x 11' 6" 3.3m x 3.5m



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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.

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