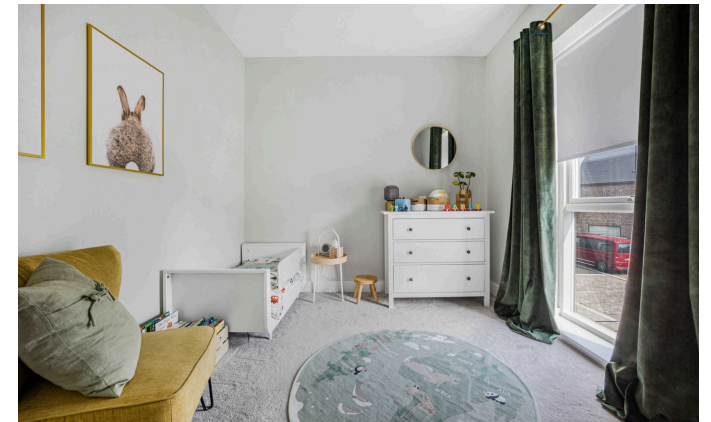


15 Somerbrook, Great Somerford, Wiltshire SN15 5BF



Contemporary modern home built in 2021 • Filled with light, spacious and ergonomic • Roomy hallway with storage • Dual aspect sitting room with a modern wood burning stove • Open plan kitchen-dining room • High specification kitchen with Neff appliances • Adjacent utility room • Large landing leading to the double bedrooms • EPC C

15 Somerbrook,

Great Somerford, Wiltshire SN15 5BF

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Built by Stonewood Homes in 2021, this beautifully designed house exudes light and space throughout, in a small development within a great village.

Approached into the spacious hallway where stairs rise to the first floor and from which there is a useful airing cupboard, downstairs cloakroom and cupboard under the stairs.

The sitting room is light filled with large windows on two sides, a solid oak floor and a contemporary wood burning stove. The kitchen-diner is a lovely room with French windows into the garden, spacious with an island unit, Neff appliances and an adjacent utility room with a door into the single garage.

Upstairs the landing is large with a vaulted ceiling where there is a wonderful feel of spaciousness. Off the landing are four bedrooms, the principal bedroom benefitting from an en-suite shower room. The family bathroom has a contemporary bathroom suite.

Outside there is driveway parking for several cars leading to a single garage, which has a door at the back opening into the rear garden. This is fully enclosed, landscaped to be low maintenance with plenty of space to entertain or for children to play,

Amenities

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. In 2015 it was voted the Best Kept Medium Sized Village in Wiltshire by the Campaign to Protect Rural England.

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.

Communications 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

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Tetbury, take the third exit into Market Place and follow the road into Silver Street and out of Tetbury.

Continue through Long Newnton and at the first roundabout take the first exit, at the second roundabout take the third exit, go straight over the next roundabout passing Waitrose on the right.

Take the first exit at the next roundabout heading towards The Somerfords, follow this road for approximately 2 miles and turn right into Little Somerford. After the Somerford Arms turn right towards Great Somerford. Go over the bridge into Great Somerford and take the first left. The house can be found on the left hand side.

What3Words: ///samplers.scrolled.wiping

Services & Tenure

The tenure is freehold. Mains water, drainage, electricity and liquid petroleum gas.

Local Authority

Wiltshire Council

Council Tax Band- F

Our reference

TET/HP/MS/31072024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

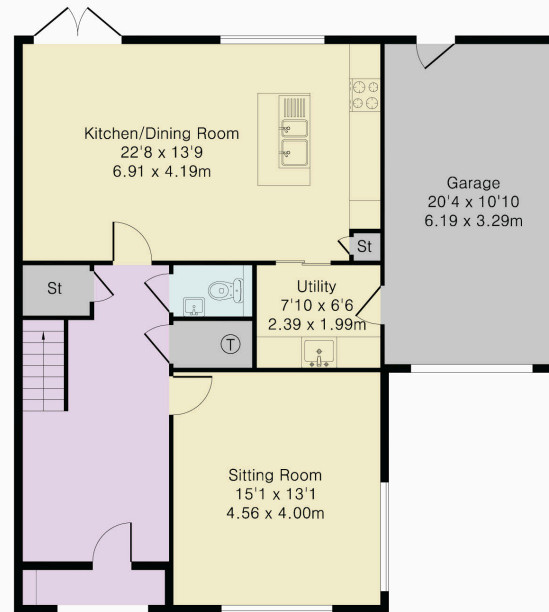
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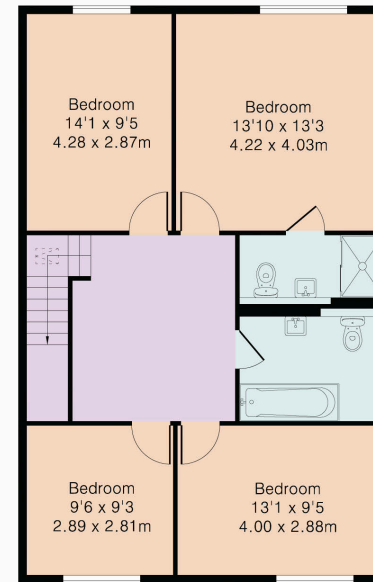




Approximate Gross Internal Area 1837 sq ft – 171 sq m
 Ground Floor Area 1031 sq ft – 96 sq m
 First Floor Area 806 sq ft – 75 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

