

PerryBishop

PROPERTY MADE PERSONAL



Hill Corner, Clay Street, Little Somerford, Chippenham, Wiltshire, SN15 5JR

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Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

- An attractive bungalow set on a corner plot
- A light and airy Scandi feel throughout the property
- Kitchen-diner with a separate utility room
- Dual aspect sitting room with potential to have a wood burner
- Separate cloakroom
- Double garage with electric doors and storage above
- Landscaped gardens which surround the house
- EPC: D

About the property

Nestled in the centre of this pretty Cotswold village, this impressive four bedroom bungalow is both spacious and well designed, with a Scandi style feel to the rooms.

Approached into a large reception hall, there is plenty of room to remove shoes and coats, space for a sofa too. There are storage cupboards and a downstairs cloakroom.

The sitting room is double aspect, with double doors ready to throw open onto a beautifully landscaped garden with a Mediterranean feel. A feature fireplace could be opened to house a wood burning stove, but the underfloor heating is so effective that this is not a necessity.

The kitchen is a good-size with space for a table, quality appliances and plenty of work space. Again storage in

the kitchen is not a problem with plenty of cupboards and drawers. Adjacent is a useful utility room with access to the side of the house, and planned space for a washing machine and tumble drier.

The bedrooms are all in one part of the bungalow, the principal bedroom has an en-suite shower, there are three further double bedrooms and a contemporary shower room. All the rooms enjoy views of the garden and are light and spacious.

The gardens were landscaped last year and has created a series of rooms and terraces, a vegetable patch and herb garden. There is plenty of driveway parking on a block paved driveway leading to a double garage with electric roller doors, there is storage space above the garage, which could be converted subject to the relevant planning. There is an EV charger in the driveway for charging electric vehicles.

Solar panels are a cost effective way of running appliances during the day.

Amenities

The market town of Chippenham has a great selection of shopping facilities, cafes and a range of restaurants including the Michelin starred restaurants at Lucknam Park. Leisure pursuits within the surrounding areas include the race circuit at Castle Combe, horse racing at Bath and the deluxe Bowood Hotel, Spa and Golf Club. The train station is a 10 minute walk with main line rail services, Paddington is 75 minutes and the Georgian city of Bath, with its many cultural, leisure and shopping attractions, is a 15 minute train journey.



Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (J17) is only 5 miles away and provides fast road access.

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 head out of the town towards Malmesbury. Take the first exit at the roundabout by Dyson into Filands and at the next roundabout take the third exit. After Waitrose take the first turning off the roundabout heading towards Brinkworth on the B4042. Take the turning right indicating the Somerford's and follow the road into the village. Take the first left into Clay Street, the property can be found on the left hand side.

What3Words: [///marine.inversely.begin](https://www.what3words.com/#!/share////marine.inversely.begin)

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band- F

Our reference

TET/HP/RN/18092024

We'd love to hear from you

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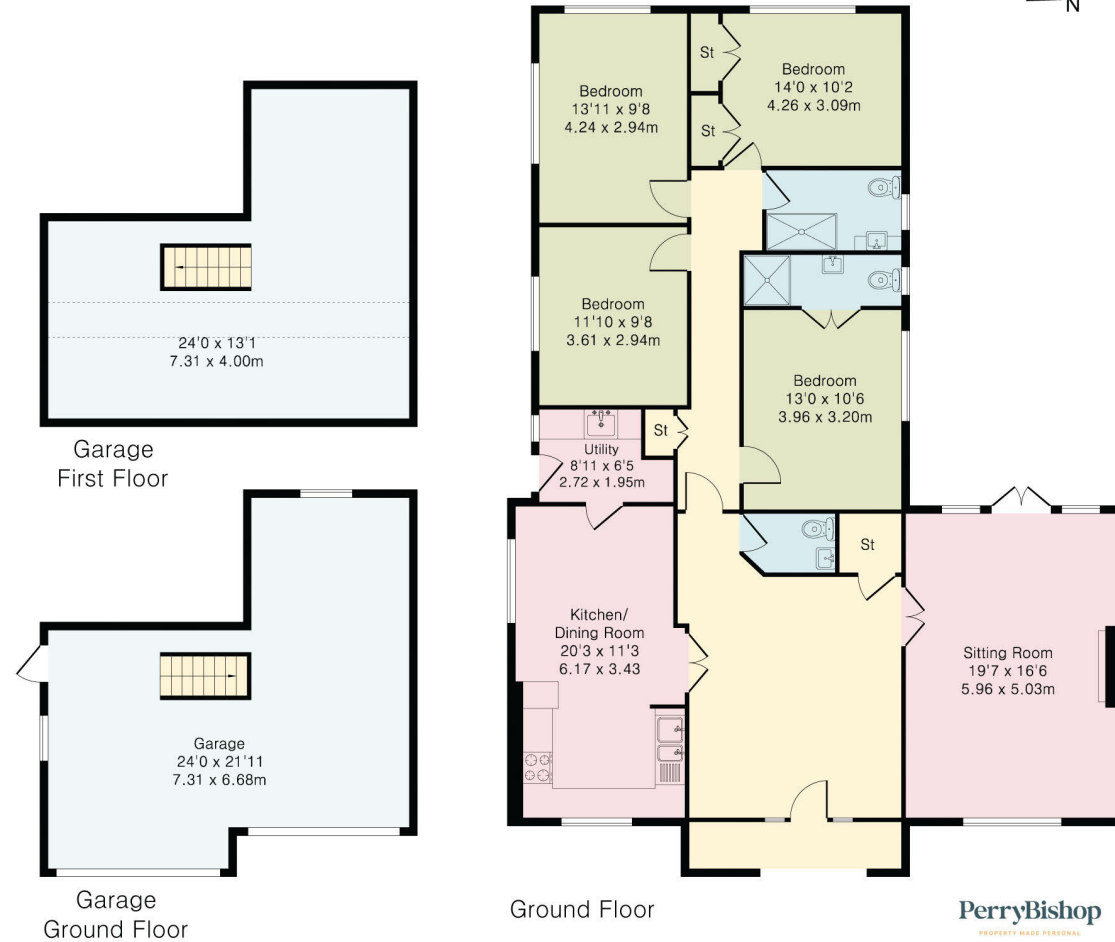


Approximate Gross Internal Area 2512 sq ft - 234 sq m

Ground Floor Area 1665 sq ft – 155 sq m

Garage Ground Floor Area 440 sq ft – 41 sq m

Garage First Floor Area 407 sq ft – 38 sq m





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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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