



JAMES PYLE & CO.



10 Somerbrook, Great Somerford, Chippenham, Wiltshire, SN15 5BF

Link-detached high quality house
 Built in 2021 by award winning developers
 Stonewood Homes
 Light filled accommodation and immaculately
 presented
 4 bedrooms, 2 bathrooms
 Living room
 Spacious kitchen/family room
 Gated private parking and garage
 Beautifully landscaped garden
 Overlooking an open green
 Within walking distance to amenities



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £640,000

Approximately 1,499 sq.ft excluding garage

‘An immaculate, ready to move into link-detached house with light and airy spacious accommodation, landscaped garden, private parking and garage’



The Property

This exceptional link-detached house forms part of the highly anticipated Somerbrook development built by award winning developers Stonewood Homes. Constructed in 2021 within the 'Aldridge' design, the property is immaculately presented throughout filled with natural light and completed with high quality finishes. Overlooking an open green, the property is conveniently positioned within level walking distance to the village centre and amenities including the village shop and primary school.

Attractive engineered oak spans the ground floor complete with underfloor heating beneath. The configuration flows superbly greeted by a large entrance hall with ample storage and a downstairs WC off. The living room is positioned at the front enjoying the peaceful outlook. A magnificent kitchen/family room is arranged at the rear with patio doors connecting to the garden. The kitchen boasts an excellent array of integrated appliances including a fridge/freezer, dishwasher, double oven, wine cooler, and

induction hob. Adjoining the kitchen there is a useful utility room with side access into the garage. On the first floor, there are four good-sized bedrooms all with exceptional ceiling height. The principal bedroom benefits from a delightful Juliet balcony, fitted wardrobes and is accompanied by an en-suite shower room with underfloor heating. The family bathroom has a shower over the bath.

The current owners have upgraded the private rear garden with beautiful landscaping incorporating a seating terrace and lawn beyond bound by shrub borders. Venetian fencing screens the driveway to the side which leads up to the garage and an electric rollover door. The driveway is secured by double timber gates.

Situation

Great Somerford is a sought-after north Wiltshire village which has a good range of amenities including a shop and post office, C of E primary school, The Volunteer Inn, church and village hall. The village shop recently won the 'Best Village Shop in Wiltshire' award in 2022 whilst

the village itself has consistently placed in the top 5 of the 'Best Kept Medium Sized Village' in Wiltshire by the Campaign to Protect Rural England. The village has an excellent sense of community active with clubs and social events which are networked with the neighbouring villages. The village also has free allotments and a showground which hosts The Somerford Show. Situated 7 miles away is the market town of Malmesbury which has a further range of facilities and also the larger town of Chippenham is nearby where there are direct rail services to London Paddington. Great Somerford is in a fantastic location for commuting to London, Bristol and Swindon with Junction 17 of the M4 only 5 miles away.

Additional Information

We understand the property is Freehold with LPG fired heating and underfloor heating, mains drainage, water and electricity. The property is within a Conservation Area. There is a service charge for the development of £292.74 p/a (2024-25) Ultrafast broadband is available and there are some limitations to some mobile phone

providers. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

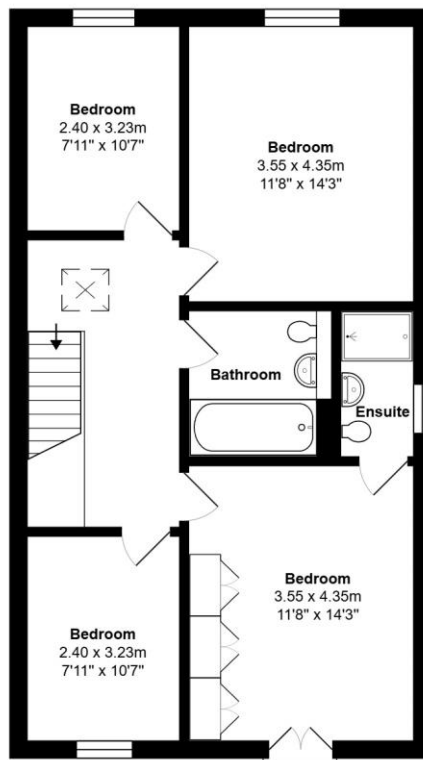
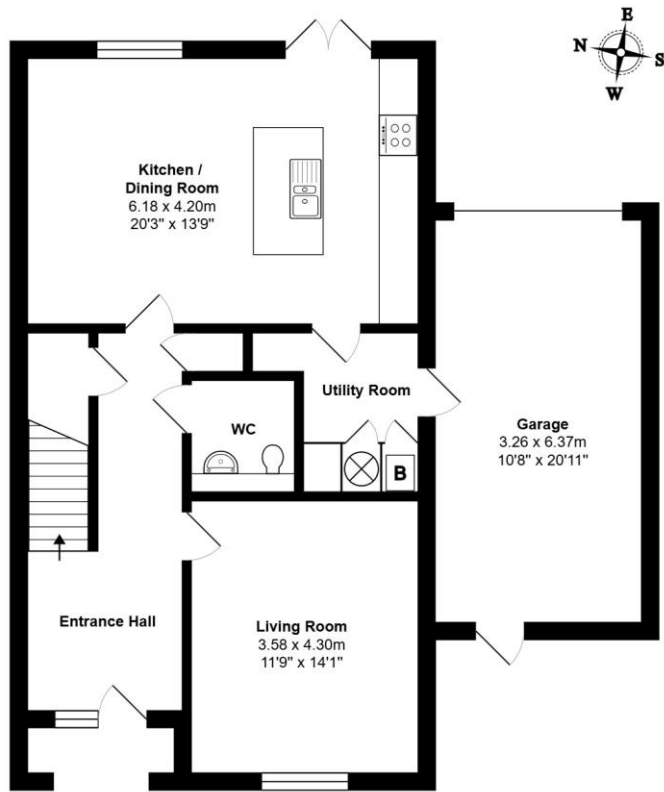
Directions

From Malmesbury, follow the B4042 towards Brinkworth. Take the right-hand turn signed towards the Somerfords and enter Little Somerford. Take the right-hand turn at the village centre and follow the road to Great Somerford. Enter Great Somerford and take the first left hand turn into Somerbrook. The property is located at the far-right hand corner overlooking the green.

Postcode SN15 5BF

What3words: ///floating.brisk.bounding





Total Area: 139.2 m² ... 1499 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577