

Paddock View, Great Somerford, Chippenham, SN15 5JB

Detached village house
 Superbly renovated with excellent attention
 to detail
 Open views over adjoining fields
 3 bedrooms
 Principal bedroom with dressing room
 and en-suite
 Open plan kitchen/dining/living room
 Private off-street parking
 South-east garden
 Walking distance to amenities
 No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £600,000

Approximately 1,095 sq.ft

‘This impressive detached house has been subject to a superb renovation with exceptional attention to detail, enjoying lovely views over fields’



The Property

Paddock View is an exceptional, newly renovated detached house situated in the heart of the rural village of Great Somerford enjoying an unspoilt view over adjoining fields and conveniently positioned within walking distance to amenities including the village shop and pub. The superb renovation has been carried out with much thought and attention to detail creating a high quality, light and airy home which is ready to move into. Thorough upgrades include a new air-source heat pump and underfloor heating throughout the ground floor, all new windows and doors complete with a 10 year warranty, new wiring and plumbing, as well as the use of tasteful fittings.

The accommodation extends to around 1,100 sq.ft enhanced by good ceiling height and large windows taking full advantage of the view. The ground floor opens to a magnificent panelled entrance hall with a galleried staircase rising to the first floor. The principal

living accommodation has been arranged as a desirable open plan configuration incorporating a living area, dining area and kitchen. Dual sliding doors connect the accommodation superbly to the garden and bring in ample natural light. The kitchen offers an excellent range of integrated appliances including a fridge/freezer, washing machine, dishwasher and Belling range cooker. Off the entrance hall, there is a downstairs WC and separate lobby with sink and side access. On the first floor, there are three bedrooms all overlooking the fields. The fantastic main bedroom is a particular feature with panelled detailing, a dressing room, and an en-suite shower room.

There is a off-street parking for numerous vehicles over a gravelled driveway to the front and side. The private garden benefits from a sunny south-east facing aspect and has been landscaped with lawn and a sun terrace patio.

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.

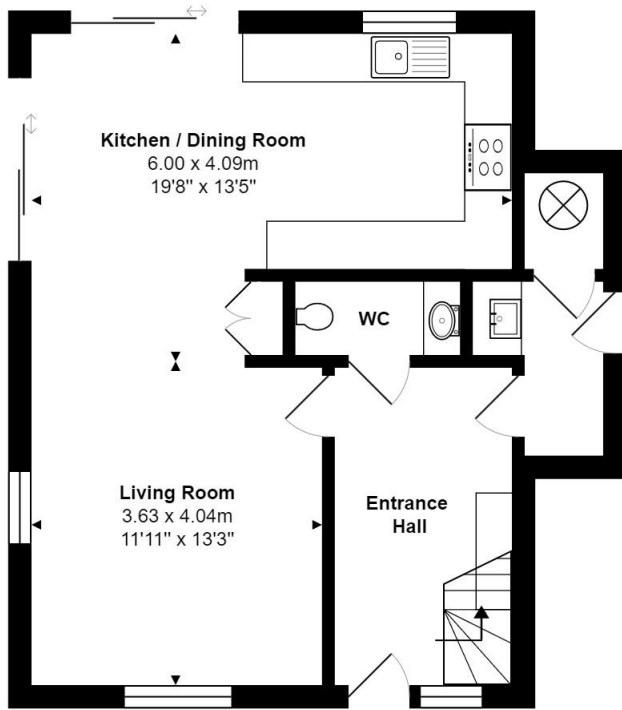
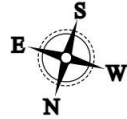
Additional Information

We understand the property is Freehold with air source heat pump central heating, mains drainage, water and electricity. The property is within a Conservation Area. Superfast broadband is available and there are some limitations to some mobile phone providers. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band to be assessed.

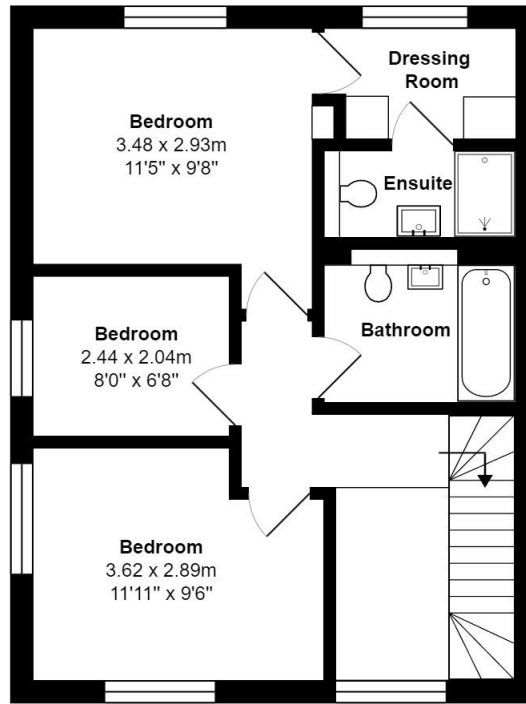
Directions

At the centre of the village at the crossroads by the pub and shop, head north towards Little Somerford. After the bend by the war memorial, locate the property on the right hand side. Postcode SN15 5JB. What3words: ///drones.drifters.sometime





Ground Floor



First Floor

Total Area: 101.7 m² ... 1095 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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	



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