



JAMES PYLE & CO



20 Vale Leaze, Little Somerford, Chippenham, Wiltshire, SN15 5JS

Detached family home
Generous reception space
Desirable open plan arrangement
3/4 bedrooms
Bathroom and shower room
Double garage, workshop and driveway
South-facing garden
Popular village location
Low running costs



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

Price Guide: £525,000

Approximately 2,078 sq ft

'Tucked away close to the village centre, this generously proportioned detached family home offers flexible living arrangements of 3/4 bedrooms and spacious reception rooms'

The Property

This detached modern home is tucked away within a popular mature cul-de-sac located close to the heart of the desirable village of Little Somerford. This village is situated just a few miles out of Malmesbury town and has a very well-regarded pub within easy walking distance from the property.

The property is deceptively spacious having been substantially extended to the side and is filled with natural light through large windows taking full advantage of the south-facing aspect. The accommodation is well-presented and extends in all to 1,523 sq.ft with the addition of an attached double garage and workshop area providing excellent storage with convenient access. On the ground floor, the principal reception area has been thoughtfully remodelled as open plan perfect for modern family living and comprises a large 22ft living room, dining area and fitted kitchen with side access. The living room features a

contemporary wood burner and double patio doors opening to the garden. The ground floor accommodation continues to a study/home office with adjoining shower room and a spacious family room which offers a versatile space for a sitting room, home gym or a fourth bedroom if required with the convenience of the shower room close by. Upstairs on the first floor there are three good-sized double bedrooms all benefitting from built-in storage. The family bathroom is very well-equipped fitted with both a shower unit and separate bath.

Externally and to the front there is a lawn beside a driveway providing private parking in addition to the double garage which has roll-up electric doors. The sunny rear garden is well-established with mature shrub and tree borders bound by timber fencing laid mostly to lawn with a raised sun terrace.



Situation

The sought after village of Little Somerford lies three miles south-east of Malmesbury, 9 miles from Chippenham and 13 miles from Swindon. The village has a church, the popular Somerford Arms pub, and a village hall which is shared with neighbouring Great Somerford, less than two miles away, which has a local shop, public house and primary school. Junctions 16 & 17 of the M4 are both within a convenient driving distance and provide easy access to Swindon, Bath and Bristol. Mainline railway stations are at Chippenham and Kemble (approx. 11 miles) both with regular services running into London Paddington.

Tenure & Services

We understand the property is Freehold with mains drainage, water and electricity. The property benefits from central heating via an air sourced system and the remainder of a Domestic Renewable Heat Incentive payment

scheme which generates approx. £100pcm.

Directions

From Malmesbury take the B4042 east and after 2 miles take the right hand turn sign posted towards The Somerfords. Follow the road into Little Somerford, past Somerford Arms and the green to take the next left into Vale Leaze. Follow the road up the hill keeping right to locate the property in the far right hand corner. Sat nav postcode SN15 5JS

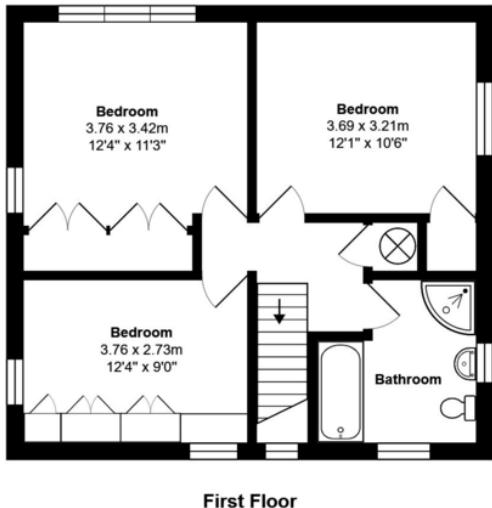
Local Authority

Wiltshire Council

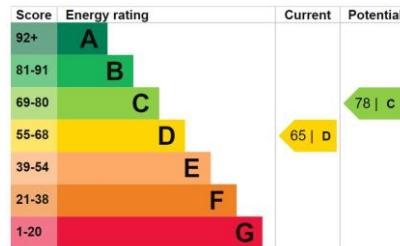
Council Tax Band

E £1,953





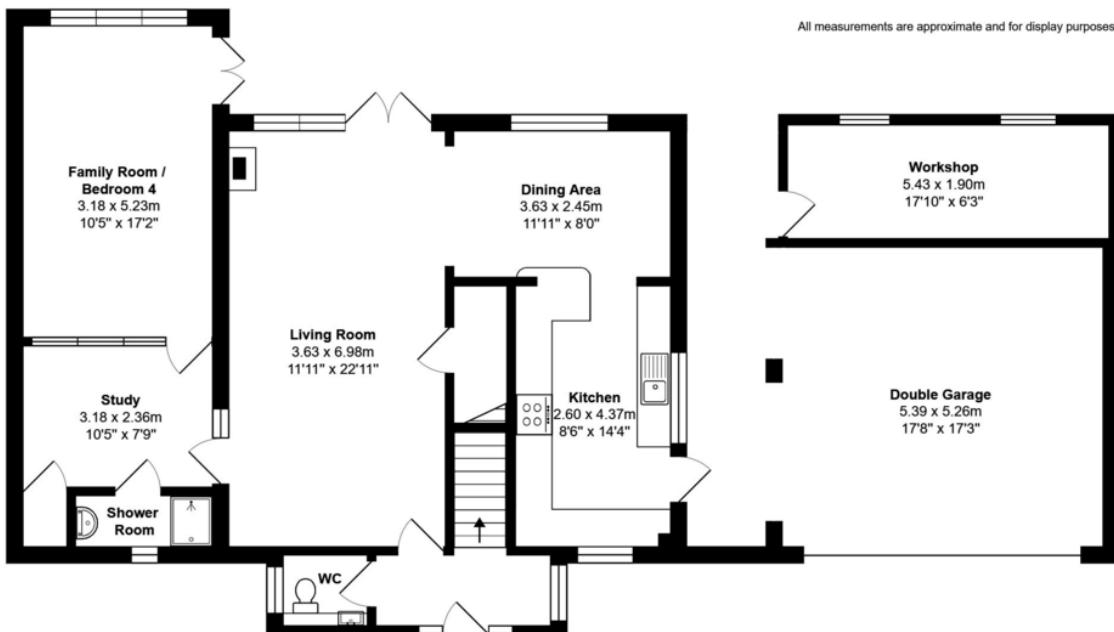
First Floor



Total Area: 193.1 m² ... 2078 ft²

Main House Area: 141.5 sq.m 1523 sq.ft.

All measurements are approximate and for display purposes only



Ground Floor

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