

 JAMES PYLE & CO



Meadow View, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH

Substantial detached village house  
 Impressive 'turn-key' interior  
 4 double bedrooms  
 Open plan configuration with generous  
 reception space  
 2 en-suites and bathroom  
 Outbuildings including office and workshop  
 Landscaped gardens  
 Gated private parking  
 Quiet leafy lane close to amenities  
 Accessible ground floor bedroom suite



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,000,000**

Approximately 2,580 sq.ft excluding outbuildings

‘Positioned along a quiet leafy lane just a short walk from village amenities, this substantial detached house offers 2,580 sq.ft. of accommodation boasting an impressive 'turn-key' interior’

### The Property

Meadow View is a unique detached modern house with a very impressive interior having been upgraded and remodelled creating a substantial home. Located in the popular village of Great Somerford, the property is within level walking distance to amenities including the village shop, primary school and pub. Having been completed to a high specification, the property is filled with natural light throughout amplified by excellent proportions. Extending to around 2,580 sq.ft, this fantastic home appeals to a range of buyers including families or for the downsizer needing space to accommodate visitors. Additionally, a superb feature is the ground floor layout which has been thoughtfully designed with accessibility in mind offering lateral living and downstairs bedroom accommodation.

The ground floor is entered through an impressive entrance hall with a curved timber staircase leading to a galleried landing above. The ground floor layout comprises a magnificent open plan arrangement incorporating three reception areas leading onto the kitchen. The living room area has a cosy wood-burning stove whilst a vaulted ceiling with skylights above the dining area provides ample natural light. The accommodation equally flows just as well into the garden, with three sets of

glazed patio doors leading outside for ease. The kitchen is well-equipped with integrated appliances including an electric Aga, double oven, warming drawer, dishwasher and fridge/freezer. A utility room provides plenty of useful storage and houses a water softener.

The bedroom accommodation spans across both the ground floor and the first floor comprising four double bedrooms. There are two en-suite shower rooms to the principal bedrooms on both floors. The family bathroom is located on the first floor fitted with a free-standing bath. The first floor accommodation enjoys views over the countryside surrounds through Juliet balcony doors and large windows.

The house is accompanied by excellent outbuildings which include a home office complete with heating and WiFi. Adjoining, there is versatile workshop and store room.

Meadow View sits comfortably within an approximately 0.25 acre plot screened by high hedging and stone walling which creates a great degree of privacy. Entered through double timber gates, there is a generous amount of parking to the front and side of the property for numerous vehicles. An EV charging point has been installed. The gardens wrap around to the rear and side of the



house. Framed by a beautiful red brick wall featuring climbing plants, the gardens have been landscaped into various areas including a raised timber deck, patio terrace and a lawn to the side.

### 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 and pre-school, chocolate box pretty church, and The Volunteer Inn with outdoor dining. The village shop 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 a show-ground which hosts Dauntsey Park Horse Trials among other equestrian events. Sporting and leisure facilities nearby include the Beaufort Polo Club, and the Somerford Fishing Association along the River Avon. There are also many walks through open countryside to be enjoyed via several public footpaths directly from and around the village. Situated 4.8 miles away is the historic market town

of Malmesbury with its historic Abbey, Waitrose, Aldi, Co-op, library, leisure centre, Ofsted rated 'outstanding' secondary school, and Dyson HQ. The larger market town of Chippenham is 7 miles away with direct rail links to London Paddington (69 minutes), Bristol and Bath. Great Somerford is in an excellent location for commuting to London and Bristol with Junction 17 of the M4 only 5 miles away.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation area and the wall behind the property is Listed. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

### Directions

From the village centre at the crossroads by the shop, head west towards Startley along West Street. After the slight bend, locate the entrance to Meadow View on the right hand side. Postcode SN15 5EH. What3words: ///micro.spouting.cyber

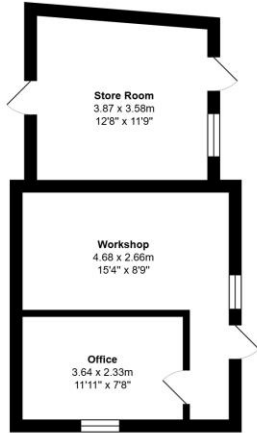




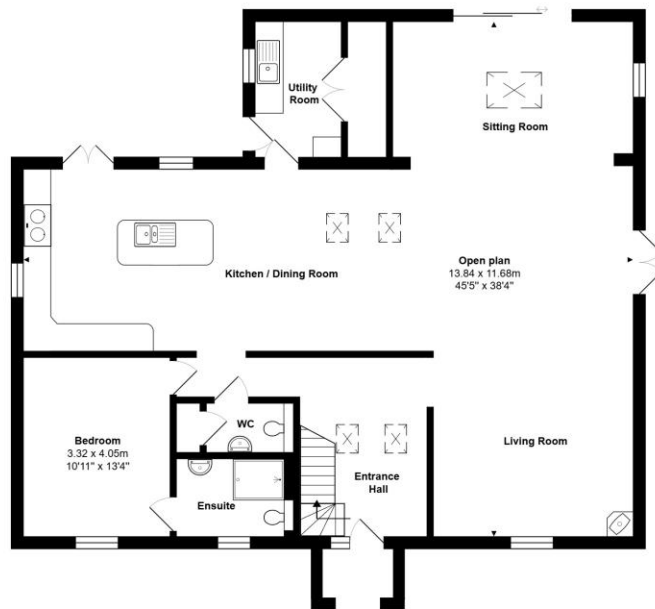
House Area: 239.7 m.sq. ... 2580 sq.ft.

Total Area: 278.8 m<sup>2</sup> ... 3001 ft<sup>2</sup>

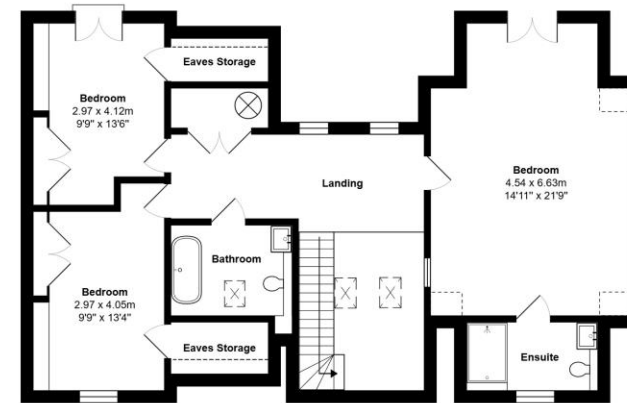
All measurements are approximate and for display purposes only



Outbuildings



Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	97	89

England & Wales EU Directive 2002/91/EC

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