



## , St Annes, Little Somerford

Price Guide £385,000

An immaculately presented semi detached cottage (1147 sq ft), situated in the heart of this popular village.

3 bedrooms, family bathroom. Entrance lobby, sitting room, kitchen/dining room, conservatory, utility room, cloakroom. Gardens to front and rear, garage and parking.



# St Annes, Little Somerford

## The Property

This semi detached period cottage is immaculately presented throughout. UPVC double glazed windows and doors have been fitted and LPG central heating installed.

With the enviable east west orientation, the accommodation is light and airy. The sitting room is a good size with brick fireplace, stairs to first floor and an opening leading into the well appointed kitchen/dining room. This has a built-in electric double oven, ceramic hob with extractor hood and integrated appliances including a dishwasher, fridge and freezer. A water softener has also been fitted in the cupboard beneath the sink. A conservatory has been added to the rear, with doors opening into the garden. Adjoining the kitchen is the utility room and cloakroom. On the first floor there are three bedrooms, the principle bedroom being a good size with built-in wardrobes, and the family bathroom with mains shower over the bath. A hatch on the landing provides access to the boarded attic, with fitted ladder, window on the gable end, radiator, power and light. NB: Potential exists to convert the attic into further accommodation, subject to planning permission.

## Outside

There are mature, landscaped gardens to front and rear. The garage is one of two situated to the rear, the other belonging to the neighbour.

## General

Mains drainage, water and electricity are connected. The LPG Worcester boiler in the cloakroom provides central heating and hot water. Council Tax Band D - £2,223.54 payable for 2024/25. EPC rating: band E - 46.

## Little Somerford

Little Somerford lies 3 miles south-east of Malmesbury, 9 miles from Chippenham and 13 from Swindon. The village has a free house pub with good restaurant, a church and a village hall, where there are frequent daytime and evening activities. Great Somerford has a late opening shop, public house and primary school. Junctions 16 and 17 of the M4 are both within a convenient driving distance, providing easy access to the area's major employment centres, including Swindon, Bath and Bristol. Trains to London are available from Kemble and Chippenham, both within 10 miles. There are excellent state and private schools within the area, together with public transport links to the neighbouring towns and villages.

## Directions to SN15 5JW

From Malmesbury head east towards Royal Wootton Bassett on the B4042 and after about two miles turn off right to Little Somerford. Proceed down the hill and the property is on the right hand side, at the bottom of the hill, just before the right hand turning to Great Somerford.

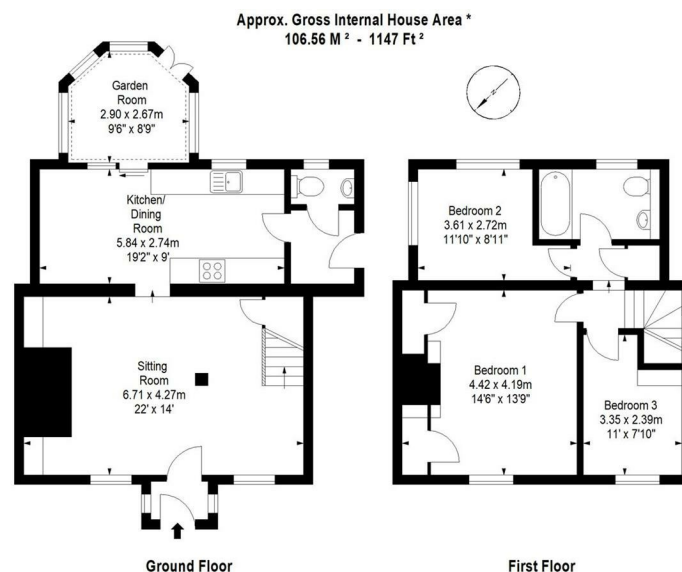


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice