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Plot 12, The Sutton Wallflower Lane, Great Somerford, Wiltshire,
SN15 9FF

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⌚ £535,000

Just imagine... elegant semi-rural detached homes in a countryside location with all the convenience of a contemporary specification.

- Prestigious, Spacious 3 & 4 Bedroom Detached New Homes
- Historic Village Location In The Countryside
- Built By Distinguished, Local Family Owned Company Cotswold Homes
- Energy Efficient Specification Including PV panels, Air Source Heat Pumps, Underfloor Heating To Ground Floor & Electric Car Charging Point To Ground Floor
- Envious High Specification Symphony Kitchen With Integrated Appliances
- Principal Suites & Guest Suites With Ensuite & Wardrobes
- Smeg Appliances Including Oven, Induction Hob, Dishwasher, Laundry Facilities, Fridge Freezer
- Symphony Kitchens Renowned For Design & Durability-Roca Sanitaryware With Hansgrohe Brassware
- Peace Of Mind With A 10 year NHBC Buildmark Warranty
- Desirable Village Setting

⌚ Freehold

⌚ EPC Rating



Looking for your Dream Home? Reserve with us by Monday 11th November and we could pay your Stamp Duty! *Terms and Conditions Apply – Single Rate Stamp Duty Only
****EXCITING NEW DEVELOPMENT BY COTSWOLD HOMES**13 BEAUTIFULLY DESIGNED THREE AND FOUR BEDROOM LUXURY HOMES**STUNNING VILLAGE LOCATION****

Plot 12 The Sutton is a magnificent three bedroom detached family home with an interior arranged over two floors comprising an entrance hall with cloakroom and an impressive drawing room. A door from the drawing room opens into a magnificent open plan kitchen/dining room fitted by Symphony and complimented by a range of Smeg integrated appliances. The first floor boasts a principle bedroom suite with en suite shower room, a further double bedroom, both bedrooms benefitting from fitted wardrobes. There is a further bedroom and family bathroom. French doors from the dining room and kitchen open into a delightful, fully enclosed and turfed rear garden. A driveway to the side approaches a detached single garage with power, light and an electrical car charging point. Each home comes with the added benefit of an NHBC 10 year guarantee.

SITUATION

This exclusive development can be found in the historic village of Great Somerford, set in the picturesque south Cotswolds. The village offers a range of amenities including a shop/Post Office, handsome 19th century Volunteer Inn public house, popular primary school and pre-school, and two churches. The River Avon meanders through the village, which is surrounded by beautiful open countryside ideal for walking, riding and other outdoor pursuits.

A more comprehensive range of amenities can be found in the nearby towns of Malmesbury, famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule.

The town is also the perfect base from which to explore some of the south west's finest rural areas. As well as the Cotswolds - itself a fascinating blend of limestone villages and rolling countryside - families can explore Conygre Mead Nature Reserve, Westonbirt Arboretum and the Cotswold Water Park. A few miles from Malmesbury is Kemble, another truly hidden gem, and where you can find - and follow - the source of the River Thames.

Well linked by road, with the M4 and M5 motorways nearby, there is also a strong bus service connecting Malmesbury to Chippenham and Swindon. For rail users, Chippenham and Kemble offer direct services to Cheltenham, Swindon and London, which themselves offer connections to the west, Wales and the north. Those requiring international travel are one hour from Bristol airport. All of this can be enjoyed with the added advantage of Malmesbury Church of England Primary School and Malmesbury Secondary School, both rated 'Excellent by Ofsted.



Disclaimers. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

DIMENSIONS	
Drawing Room	3.8m x 5.1m
Kitchen Dining Suite	12.5" x 16.8"
11, 7" x 18, 6"	3.5m x 5.6m
Principal Suite	10, 7" x 13, 5"
Bedroom 2	9, 11" x 9, 11"
Bedroom 3	3.0m x 3.0m
2.5m x 2.7m	8, 3" x 8, 11"

