BLOUNT & MASLIN

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# Old Rectory Cottage , Great Somerford  Price Guide £720,000

Impressive detached period family home (1854 sq ft) situated at the end of a quiet lane, on the edge of this highly sought-after village

Sitting room with wood-burner, dining hall, fabulous open plan kitchen/family room with bi-folds, utility with WC. Master bedroom with en-suite shower room, 4 further bedrooms, family bathroom.
Gated driveway with garage and ample parking. Lawned garden and sunny paved seating areas.







# Old Rectory Cottage , Great Somerford

### The Property
A charming five-bedroom detached home, blending original character features dating back to circa 1900 with two thoughtfully designed modern extensions. Tucked away down a quiet lane on the edge of a highly sought-after and thriving village, the property enjoys both privacy and convenience. The ground floor offers a welcoming sitting room complete with a wood-burning stove and doors opening onto the garden, a dining hall ideal for entertaining, and a fabulous open-plan kitchen/family room featuring bi-fold doors that open onto a sunny seating area—perfect for indoor-outdoor living. Additional accommodation includes a utility room with WC and a versatile study area. Upstairs, the property boasts a principal bedroom with en-suite shower room, along with four further bedrooms and a family bathroom. Externally, there is a garage and ample off-road parking. The garden is mainly laid to lawn, complemented by mature planting.

### General
Mains water, electric and drainage are connected. An external oil-fired boiler supplies central heating and hot water. Wiltshire Council Band E - £2948.12 for 2026/27. EPC rating E - 49.

### Great Somerford
Great Somerford is nestled on the edge of the Cotswold AONB and is one of North Wiltshire's most desirable and well-connected villages, known for its thriving community and excellent day-to-day amenities. The village benefits from an outstanding shop/post office, a welcoming public house, and an Ofsted-rated Good primary school and pre-school. For secondary education, the property lies within catchment for the High Performing Academy in nearby Malmesbury. It enjoys excellent regional and national connectivity, with Chippenham station just 15 minutes away with fast services to London Paddington from 64 minutes. Frequent trains run from Chippenham, Kemble and Swindon, while the M4 provides swift access to Bristol, Swindon, Reading and London. Bristol Airport is the nearest, and Heathrow is easily reached along the M4 corridor. The neighbouring village of Little Somerford is home to the highly regarded gastropub The Somerford Arms, while Malmesbury - just a short drive away - offers a wide range of independent shops, cafés and restaurants, along with a Waitrose supermarket. This combination of village charm, strong community spirit and superb connectivity makes Great Somerford an exceptional place to live.

### Directions to SN15 5JA
From Malmesbury head east on the B4042 towards Brinkworth. After about two miles bear right to Little Somerford and at the bottom of the hill bear right to Great Somerford. Continue into Great Somerford, over the river bridge, and take the left turn into Frog Lane. A short distance along, take the right lane signposted Rectory Cottage and the property can be found at the end.

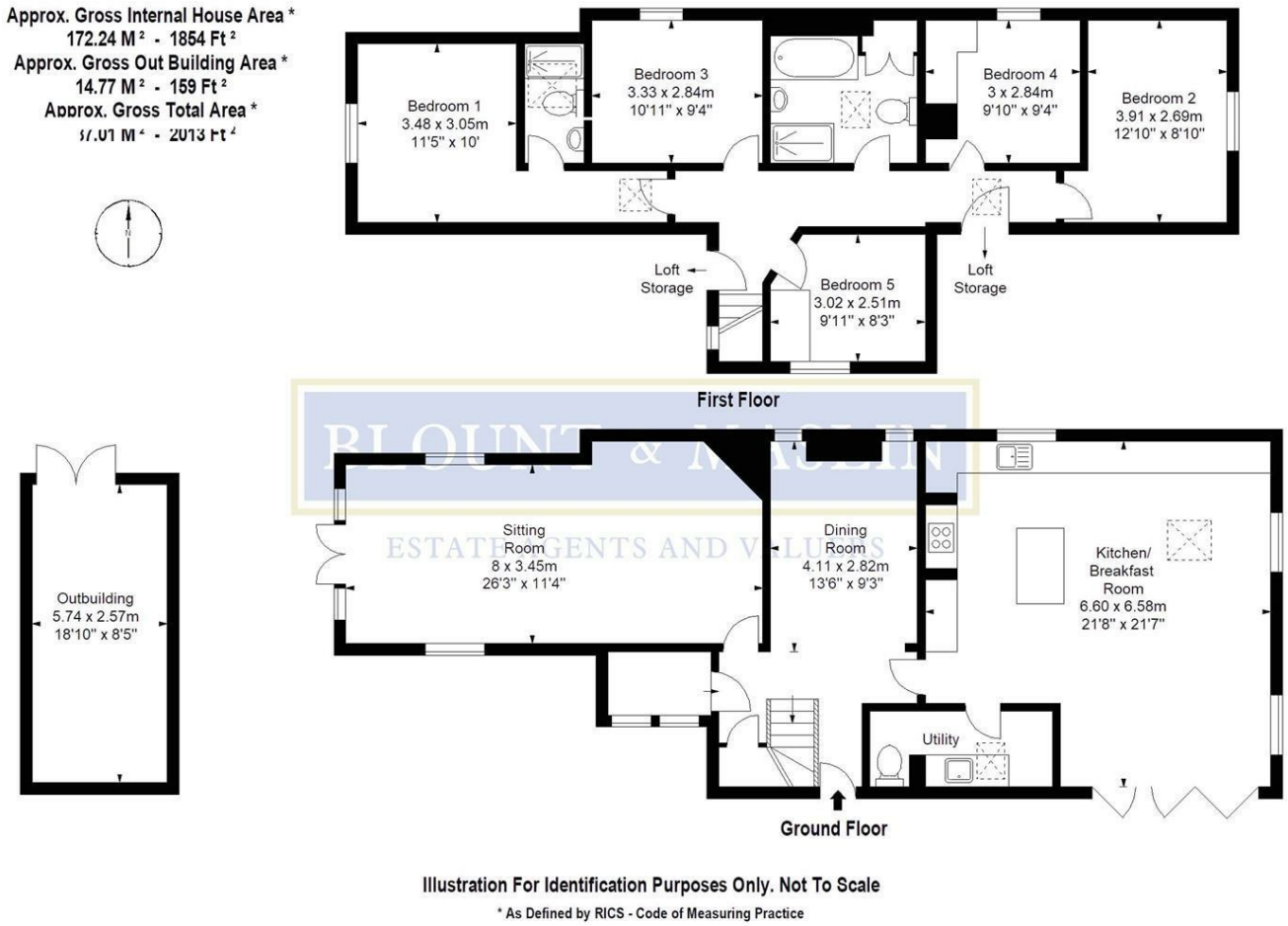



Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.