



## 6 Dauntsey Road, Great Somerford

Price Guide £575,000

Extended and refurbished semi-detached home (1562 sq ft), situated in this popular village.

4 bedrooms, 3 bath/shower rooms. Hall, sitting/dining room, kitchen/family room, study, utility room.

Enclosed garden, ample off-road parking.



# 6 Dauntsey Road, Great Somerford

## The Property

This light and airy semi detached home has been extended and refurbished throughout by the current owners. The versatile accommodation would suit most family needs and holds potential to further extend if required. The property sits in a generous plot, with large driveway providing ample parking and turning space. Improvements include replacement UPVC double glazed windows and oil fired boiler providing central heating and hot water. The rear garden benefits from lovely open views across the adjoining farmland.

## General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. Council Tax Band C - £1,953.60 payable for 2024/25. EPC rating: band D - 67.

## Great Somerford

The village has a thriving community and benefits from an

excellent village shop/post office, public house and an Ofsted rated Good primary school and pre-school. There is an excellent pub in the neighbouring village of Little Somerford, plus a wide range of shops in nearby Malmesbury. There are good road communications to the regional employment centres of Bristol, Swindon, Reading and London via the M4 motorway network. Frequent main line rail services to Paddington operate from Swindon, Chippenham and Kemble.

## Directions to SN15 5HT

From Malmesbury take the A429. Just after the 40mph sign, turn left into Grange Lane signposted Startley. Proceed into Startley and take the left to Great Somerford. Enter the village, proceed over the crossroads. Continue past the primary school, around the bend and the property is a short distance along, on the left hand side.

