

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## The Old School, Little Somerford

Price Guide £675,000

This former Victorian School House is a deceptively spacious and unique home (1723 sq ft); with a lovely garden, centrally located, and in the Conservation Area.

3/4 bedrooms, family bath/shower room. Lobby, hall, sitting room, dining room, large study/4th bedroom, kitchen/breakfast room, pantry and cloakroom. Garage and off road parking for two cars.

CHAIN FREE



# The Old School, Little Somerford

## The Property

Centrally located in the village and within the Conservation Area, this former Victorian School dates from 1872. It was converted to a home in 1985 and considerable improvements have been made since. In keeping with the building, a lovely oak herringbone floor has been laid throughout the groundfloor and first floor landing. The property is tardis like, offering excellent living accommodation, which, from the front facade, is deceptively spacious. A particular feature is the dual aspect sitting room, which has a 4.25m, almost 14 feet vaulted ceiling, with a lovely old beam on stone plinths. The mature garden enjoys sunshine throughout the day, with several seating areas for those wishing to dine al fresco. There is space for an insulated home office if required and there is already highspeed fibre to the house, with up to 900 Mbps available. The house has stone mullion windows to the front and rear with UPVC double glazed UPVC windows fitted throughout.

## The Accommodation

The arched front door leads into a vaulted lobby with a further arched door into the hallway. This has the stairs off with storage space under, a storage cupboard and the cloakroom. Straight ahead is the dining room and to the left, a wide original door leads into the dual aspect vaulted sitting room. This has a corner log burner with oak shelf over and double doors into the garden. The other side of the dining room is the dual aspect study with vaulted ceiling, large enough to provide an optional 4th bedroom if required. A door has been added providing internal access to the garage. Off the hall is the dual aspect and newly equipped kitchen/breakfast room. A fabulous range of plum coloured units have been fitted, together with white granite worksurfaces. There is a shelved pantry, intergrated fridge, washer/drier, built-in electric oven, microwave/combi oven and ceramic hob. Clever use of space has been made with fitted settle seating, providing additional storage. On the bright first floor landing there is an airing cupboard with the hot water cylinder. An access hatch with ladder leads to a large loft storage space. The main bedroom has an attractive ornate mullion window and is light and airy, with walk-in wardrobe and fitted wardrobes to one wall. There are two further bedrooms, the larger being dual aspect,

again with an ornate mullion. The refitted bathroom is in a period style with roll top bath, separate shower, vanity basin and half panelled walls.

## Outside

The house is approached over a shared tarmac drive with a yew hedge to the left. It leads to a garage with power and light, and a potential workshop at the rear. There is parking in front of the garage for two cars. A lovely tall wrought iron gate leads through to the garden. A paved path leads past the boiler house to a patio adjoining the sitting room. The garden is arranged in two sections, laid mainly to lawn, with a water feature, pond and well stocked borders. There is a mellow brick wall with pergola over, a productive apple tree and, at the far end of the garden, are raised vegetable beds and a good size wooden shed.

## General

Mains water, electricity and drainage are connected. The oil fired boiler is in the shed and supplies central heating and hot water. Council Tax Band E - £2,717.66 payable for 2024/25. EPC rating E - 40.

## Location

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 at the bottom turn right towards Great Somerford. The entrance to the property is a short distance on your right hand side.



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.