



## 15 Dauntsey Road, Great Somerford

Price Guide £370,000

A well presented mid-terraced village home (824 sq ft) enjoying fabulous far-reaching views across open countryside.

Entrance hall, sitting room with woodburner, kitchen/dining room, cloakroom. 3 double bedrooms and a family bathroom. External studio, further outdoor storage. Good sized rear garden. Ample gated off-road parking.

Situated on the edge of the highly sought-after village of Great Somerford.



# 15 Dauntsey Road, Great Somerford

## The Property

The accommodation comprises an entrance hall, cosy sitting room with wood-burner, well-equipped kitchen/dining room with sliding doors opening out onto a large patio area, and a cloakroom. Upstairs there are three double bedrooms and a stylish family bathroom. Outside, the property benefits from a versatile studio with power and lighting, additional sheds, and a generous landscaped rear garden featuring lawned areas, raised beds, and sunny patios - ideal for relaxing and entertaining. There is also ample gated off-road parking to the front with attractive garden areas. Situated in a highly sought-after village with excellent local amenities, this charming home combines countryside living with everyday convenience.

## General

Mains water, electricity and drainage are connected. An external oil fired combi boiler provides central heating and hot water. Council Tax Band C - £2,144.09 payable for 2026/27. EPC rating: band D- 60.

## 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 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, and the property can be found on the left hand side, denoted by our 'For Sale' board.

Approx. Gross Internal House Area \*

76.55 M<sup>2</sup> - 824 Ft<sup>2</sup>

Approx. Gross Studio Area \*

11.71 M<sup>2</sup> - 126 Ft<sup>2</sup>

Approx. Gross Total Area \*

88.26 M<sup>2</sup> - 950 Ft<sup>2</sup>

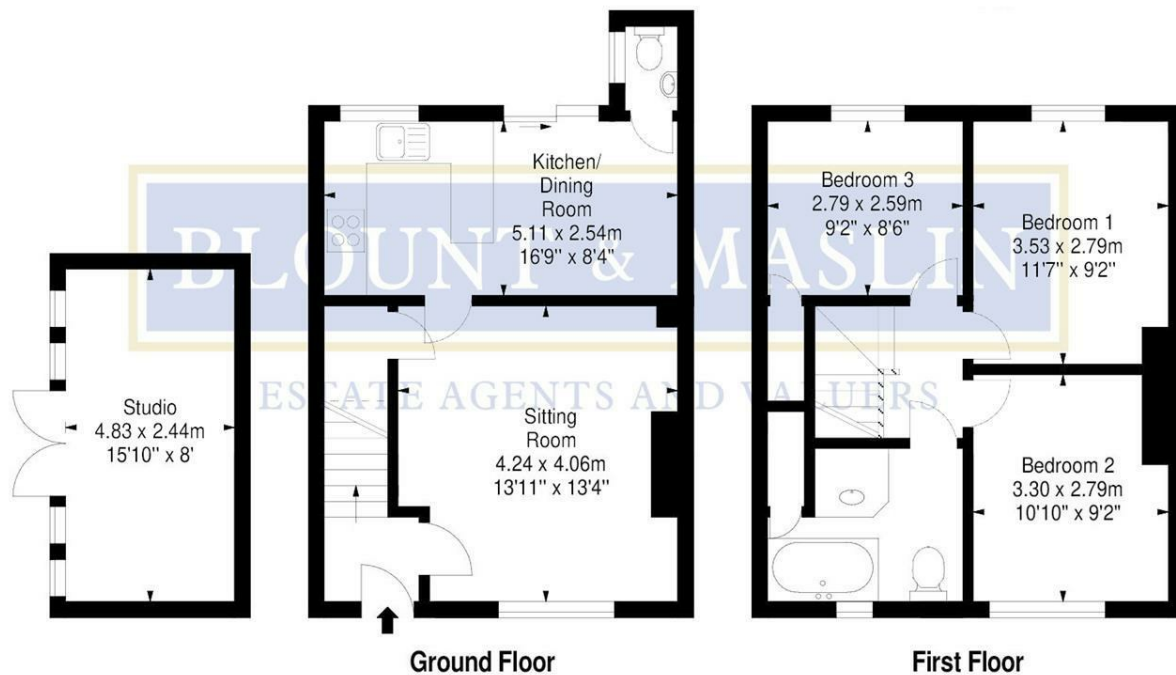


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice