



## Hawthorn Cottage, Great Somerford

Offers Over £400,000

A spacious semi detached house (1021 sq ft), situated in a no through road, in this sought after village, with enclosed south facing garden.

2 double bedrooms, large bathroom with separate shower. Hall, WC, sitting/dining room, with open fireplace, well equipped kitchen. Ample driveway parking.



# Hawthorn Cottage, Great Somerford

## The Property

A semi detached house (1021 sq ft), with potential to extend, subject to planning (previously granted, now lapsed). The property is deceptively spacious for a two bedroom home, with light and airy, well presented accommodation. UPVC double glazed windows and doors are fitted throughout and a Worcester LPG gas boiler provides central heating and hot water.

## The Accommodation

The well proportioned, light and airy, accommodation is arranged over two floors. Oak flooring has been laid throughout the groundfloor. The spacious sitting/dining room has French doors to the garden and an open fireplace. The kitchen has limed oak units with built-in oven, microwave and gas hob. Integrated appliances include a dishwasher, fridge and freezer. There is also plumbing for a washing machine. Upstairs are two double bedrooms, both with good built-in wardrobes and a large bathroom, with separate shower enclosure.

## Outside

Twin five bar gates open onto a gravelled driveway providing ample driveway parking. There is gated side access to the rear south facing garden. This is chiefly lawned with mature silver birch tree and paved seating area adjacent to the property.

## General

Mains drainage, water and electricity are connected. LPG central heating. Council Tax Band C - £1,953.60 payable for 2024/25. EPC rating: band E-50.

## 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 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 first left into Frog Lane. Towards the end of the lane, before the left hand bend, take the right hand turning and the property can be found on the right hand side, denoted by our 'for sale' sign.

