

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## 3 Demainbray Close, Great Somerford

Price Guide £345,000

Immaculately presented three bedroom mid-terrace home (1038sq ft) with garden & parking in a sought-after village location

Hallway, kitchen/dining room, sitting room, cloakroom.

3 bedrooms, family bathroom, en-suite shower room.

Low maintenance rear garden with access to private driveway parking.

CHAIN FREE



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# 3 Demainbray Close,

## The Property

Built in 2023 by local reputable luxury home developer, Ashford Homes, and one of only nine, this stylish and well-presented mid-terrace home offers comfortable modern living in a desirable village setting. Boasting three bedrooms, including two doubles and a single, the property is ideal for young families, professionals, or downsizers. Downstairs features a spacious well-fitted kitchen/dining room, and a light-filled sitting room with French doors opening onto a low-maintenance, gravelled and paved, rear garden – perfect for relaxing or entertaining. Upstairs, the main bedroom features an en-suite shower room; two further bedrooms and a contemporary family bathroom. The property benefits from ample private driveway parking, making this a convenient and attractive home in a highly sought-after area.

## General

Mains water, electricity and drainage are connected. An air source heat pump provides underfloor heating and hot water. Council Tax Band D - £2,295.24 payable for 2025/26. EPC rating: band B - 88.

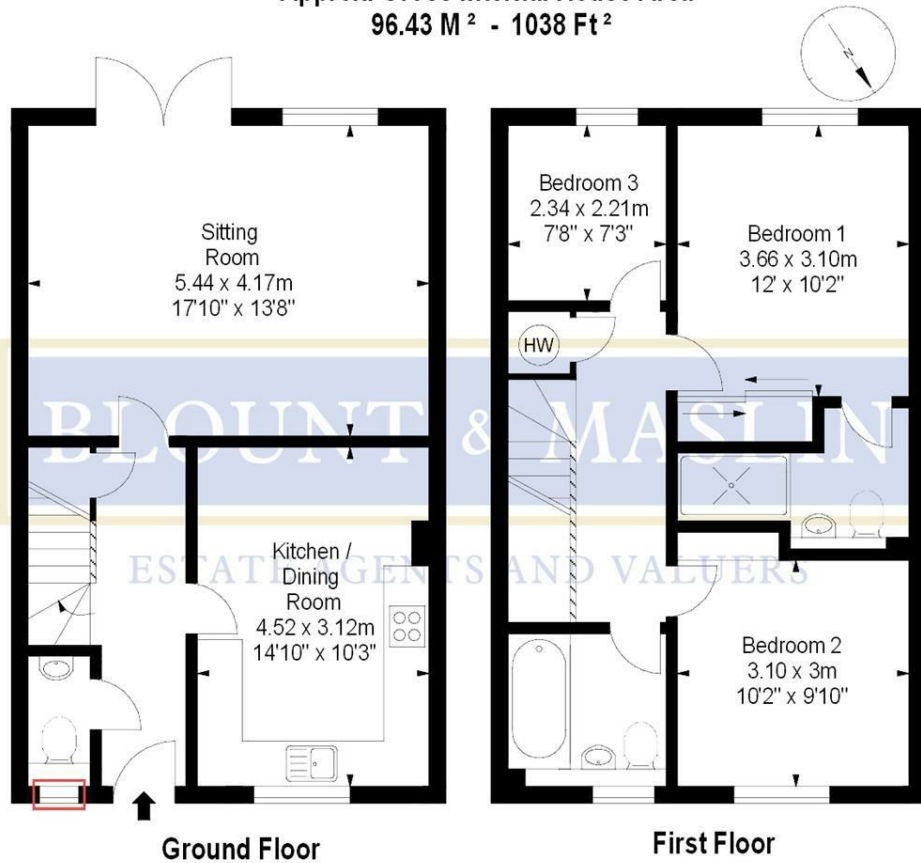
## Great Somerford

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. The nearest airport is at Bristol.

## Directions to SN15 5FE

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 right hand side denoted by our For Sale board.

Approx. Gross Internal House Area \*  
96.43 M<sup>2</sup> - 1038 Ft<sup>2</sup>



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice