



Little Somerford, Nr. Malmesbury
Guide Price £835,000

*** RECENTLY REFURBISHED THROUGHOUT *** AN ENVIABLE POSITION & GENEROUS SIZE PLOT

*** VIEWINGS TO COMMENCE FROM:
SUNDAY 31ST MAY ***

*** EXTENSION POTENTIAL (S.T.P.P.)

*** A SHORT WALK TO THE LOCAL,
HIGHLY REPUTABLE & MULTIPLE
AWARD WINNING SOMERFORD
ARMS FREE HOUSE PUB &
RESTAURANT ***

*** CLOSE PROXIMITY TO
REPUTABLE PRIMARY &
SECONDARY SCHOOLS ***

*** SOUGHT AFTER VILLAGE
LOCATION *** A NON-ESTATE
POSITION *** RECENTLY
REFURBISHED THROUGHOUT *** AN
ENVIABLE POSITION & GENEROUS
SIZE PLOT BOASTING A SOUTH
FACING ASPECT *** BACKING ONTO
FIELDS WITH ENJOYABLE VIEWS TO
THE REAR ASPECT *** A LARGE
DRIVEWAY PROVIDING AMPLE OFF
STREET PARKING FOR 6-7
VEHICLES + A DOUBLE WIDTH
GARAGE/WORKSHOP WITH POWER
& LIGHTING.

WELCOME TO 'LITTLE HAVEN
RETREAT' - A BEAUTIFULLY
PRESENTED, DETACHED FAMILY
HOME MEASURING: C.1870 SQ FT /
174 SQ METERS OF
ACCOMMODATION INCLUDING:
(GARAGE/WORKSHOP).

MILES BYRON are delighted to offer
For Sale this spacious 4 BEDROOM
DETACHED HOME which has been
greatly improved by the current
homeowners throughout.

The deceptively spacious
accommodation briefly comprises:
Entrance hall, living room, separate
dining room, kitchen/breakfast room,
conservatory (currently used a gym), a
large laundry/utility room, side
entrance porch,

BOASTING A SOUTH FACING ASPECT **** BACKING ONTO FIELDS WITH ENJOYABLE VIEWS TO
THE REAR ASPECT *** A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING + DOUBLE
GARAGE. | Freehold

To fully appreciate this exceptional property, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE.

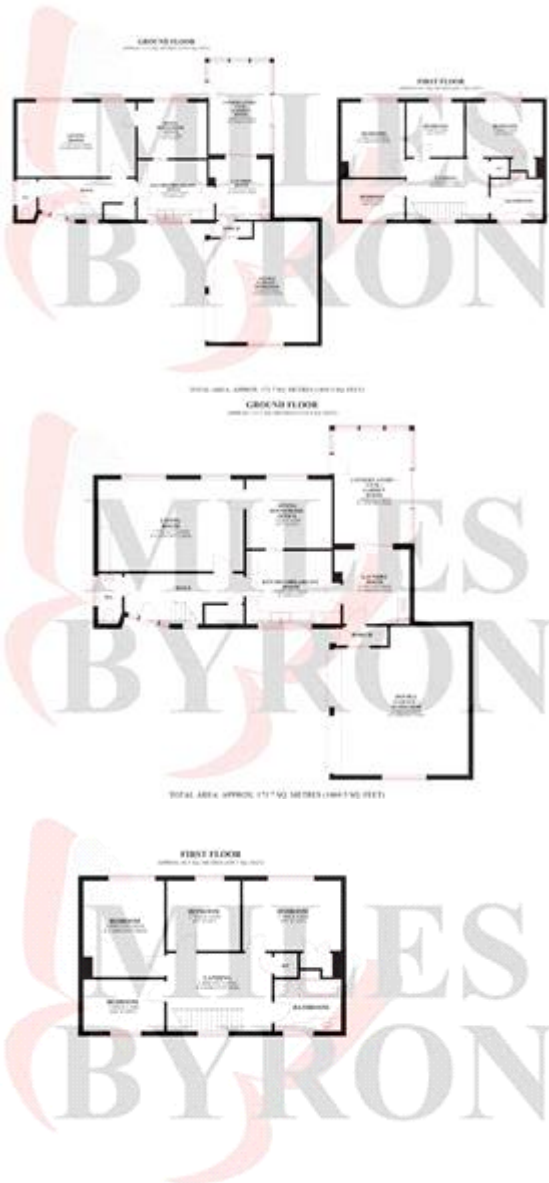
Located within the sought after and quaint village of Little Somerford which can be found in just under 4 miles away from the picturesque town of Malmesbury. This wonderful location is positioned within a quiet cul-de-sac and offers close proximity to amenities, public transport towards the end of the road and a short commute to Junction 17 of the M4 Motorway as well as being local to Malmesbury Medical Care Centre & Waitrose Supermarket.

AGENTS NOTE: We Confirm This Property Is Owned & Being Marketed & Sold By The Directors Of MILES BYRON.

Council Tax Band: F (Wiltshire Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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