



Great Somerford
Great Somerford, SN15 5JB

STRAKERS

The Knapp, Plot 32 Somerbrook, Park Lane, Great

An elegant and stylish newly built three bedroom semi detached home, finished to an extremely high specification located in a thriving and picturesque village.

- Semi Detached Family Home
- Stylish Modern Living
- Landmark Development
- High Specification Throughout
- Convenient Transport Links
- Vibrant Local Community
- Open Green Spaces
- Stunning Nearby Countryside

Guide Price £415,000



****AVAILABLE TO RESERVE NOW** STUNNING NEW DEVELOPMENT ** SOUGHT AFTER VILLAGE **
HIGH SPECIFICATION ****

'Somerbrook' is a landmark collection of distinctive three, four and five bedroom homes in the highly sought after village of Great Somerford. Built to exacting standards by Stonewood Partnerships, these distinctive village-style homes are traditional in feel, yet modern in design with an abundance of light and flexible space; ideal for modern living.

At Strakers, we are delighted to offer to the market, the phase one release of 'The Knapp' which is a spacious and well appointed three bedroom semi detached home with contemporary yet practical design, perfect for family living. The accommodation comprises an entrance porch opening to a hallway, a sitting room, magnificent open plan kitchen/dining room offering prospective purchasers the choice of finish and is highly specified inclusive of a range of integrated Neff appliances. A utility room and cloakroom complete the ground floor, which incidentally enjoys underfloor heating throughout. The first floor boasts a master bedroom with en suite shower room, two further bedrooms and a stylish family bathroom. Externally, the gardens to the front and south facing to the rear are landscaped with a driveway at the front providing off street parking space.

SITUATION

This stunning development is located on the edge of the village of Great Somerford which offers amenities including a village shop/Post Office, public house, primary school and pre-school. The River Avon meanders through the village, which is surrounded by beautiful open countryside ideal for walking, riding and other outdoor pursuits. A more comprehensive range of amenities can be found in the nearby towns of Malmesbury with a Waitrose and Chippenham, the latter offering mainline railway services to London Paddington, Bath and Bristol. The M4 motorway at junction 17 is within easy reach for excellent commuting to the major centres of Bath, Bristol, Swindon and London.

PROPERTY INFORMATION

- *Freehold property
- *Gas Central Heating - U/Floor heating to ground floor.
- *12 year structural warranty
- *EPC SAP rating tbc

Ideal For Modern Living

We invite you to make your home on this stunning stretch of countryside alongside ancient farmland that has been worked since the 1500s. As you venture along the approach road into the development, flanked by handsomely restored farm buildings, you'll be stepping into an idyllic rural setting that has been home to generations of farming families.

These distinctive village-style homes are traditional in feel, yet modern in design with an abundance of light and flexible space; ideal for modern living.

The neighbourhood has been sensitively designed to mirror those in the nearby village of Great Somerford by reflecting the same traditional exterior finishes stone, red brick and premium quality roughcast render. You'll also find the same eclectic mix of chimneys.

Each home is surrounded by open spaces and has glorious views over countryside along with designated parking.

The Local Area

The development borders the thriving village of Great Somerford, first recorded in the Domesday Book of 1086.

Cycle paths from Somerbrook into the village lead to the popular primary school, the busy village shop and Post Office and the handsome 19th century Volunteer Inn, which is owned by Wiltshire brewer Arkell's. The village also boasts the beautiful 12th century Grade I listed Church of St Peter and St Paul.

The village is the home of Britain's first allotments - given to the parish by King George III in 1809.

The whole village comes together each August for the Somerford Show. This colourful celebration of country life that is now in its 125th year, includes horses, flowers, dogs and good food.

Twice a year, in July and October, top class horse riders compete at the Dauntsey Park Horse Trials on the edge of the village.

All around Somerbrook there are family days out to enjoy. Just 11 miles down the road at the stunning Cotswold Water Park, you can stroll around 170 lakes made from former gravel pits.

On Your Doorstep

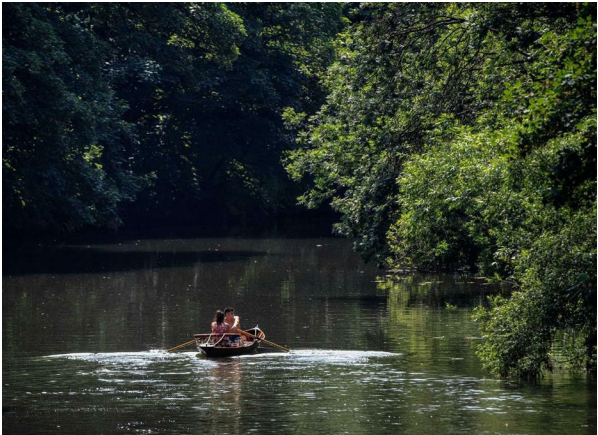
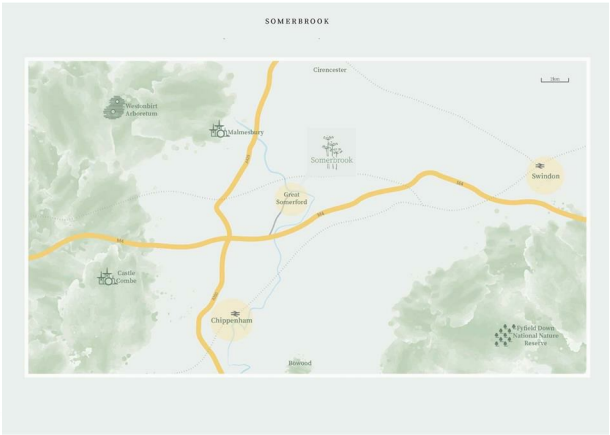
Somerbrook is just seven miles from the fast railway line to London at Chippenham, 12 miles from the station at Kemble, is just ten minutes drive from Junction 16 of the M4 and 35 minutes from the M5.

The beautiful market town of Malmesbury, home to a secondary school, a magnificent 12th century abbey, pubs, independent shops and two big supermarkets, is just ten minutes drive. The historic Roman town of Cirencester is just half an hour away. There are many shops, pubs and restaurants to explore in this delightful Cotswold gem.

The community is spoiled for country walks and just a few minutes away is the world-famous Westonbirt Arboretum, an ideal strolling and dog walking spot all year round but particularly in the autumn when it provides a breathtaking riot of colour.

There are plenty of opportunities for cyclists to enjoy the great outdoors. Just a few minutes to the north of the development, at Somerford common, is a 35-mile section of the Wiltshire Cycleway, which runs from Malmesbury to Great Bedwyn near Marlborough.

Golfers have fabulous courses at nearby Brinkworth, Castle Combe, Chippenham, Westonbirt and Bowood.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.



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