

Station House

Little Somerford



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Guide Price: £825,000

*Detached Family Home ~ Four Bedrooms ~ Kitchen Breakfast Room
Three Reception Rooms ~ Utility Room ~ Countryside Views
Enclosed Garden ~ Double Garage ~ Hobby Room and Storage Room ~
EPC Rating:*

STATION HOUSE

Station House is a four bedroom detached family home nestled in the village of Little Somerford.

This impressive property has been extended and improved to 1,796 sq. ft of internal living space and an additional 793 sq. ft of double garage, workshop, hobby room and storage room.

The accommodation comprises an entrance hall with access to the study with feature fireplace, dining room also with feature fireplace, a light and airy sitting room, kitchen with utility room off and cloakroom.

To the first floor are four bedrooms; bedroom one boasting a bathroom en suite with a picture box bay window overlooking countryside views; whilst bedroom two has built in double wardrobes and bedroom three with feature fireplace.

Externally, the property has been impressively extended to include a large double garage with workshop off, and a separate hobby and storage rooms to the first floor.

The enclosed garden not only offers views across the open countryside, but benefits from an additional studio and summerhouse with attached shed, offering a further 170 sq. ft of space.

Entrance Hall

UPVC double glazed entrance door with secure glass panel windows to side. Radiator. Stairs to first floor. Doors to:

Study

Upvc double glazed window to front. Cast iron feature fireplace with stone hearth. Television point. Radiator

Dining Room

Upvc double glazed window to front. Access to understairs cupboard and access to large airing cupboard. Fitted shelf storage. Feature fireplace with inset woodburning stove, stone hearth and stone surround with wooden mantle. Radiator. Opening to:

Sitting Room

Upvc double glazed windows to side. Upvc double glazed double doors to front. Sky television points. Multifuel stove with slate hearth. Wall light points. Two radiators.

Kitchen Breakfast

Upvc double glazed windows to sides and double glazed double doors to rear. Tiled flooring. Matching range of wall and base units with rolled edge work surfaces over and inset stainless steel one and a half bowl sink drainer with mixer tap. Tiled splash backs. Integrated halogen hob with stainless steel extractor over. Dishwasher. Integrated fridge freezer. Larder cupboard, pantry cupboard and storage cupboard. Breakfast bar. Down lighters. Speaker system. Door to:





Utility Room

Door to rear. Matching range of wall and base units with inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Tiled flooring. Door to:

Cloakroom

Low-level W/C. Pedestal wash hand basin with mixer tap. Tiling to principal areas. Down lights.

First Floor

Landing

Doors to

Bedroom One

Feature bay window to rear with countryside views. Television point. Ceiling speaker system. Down lights. Fitted double wardrobes. Access to loft space. Radiator. Door to:

En Suite

Obscured Upvc double glazed window to side. Panel bath with mixer tap and shower over. Low-level W/C. Tiled floor-to-ceiling. Fully tiled and enclosed shower cubicle with shower over. Chrome heated towel rail. Extractor. Down lighters.

Bedroom Two

Upvc double glazed window to front. Range of fitted storage. Access to loft space. Radiator.

Bedroom Three

Upvc double glazed window to front. Access to airing cupboard. Radiator.



Bedroom Four

Upvc double glazed window to side. Cast-iron fireplace with stone hearth. Radiator.

Family Bathroom

Obscured Upvc double glazed window to side. P-shaped bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low-level W/C. Tiling to principal areas. Down lights. Chrome heated towel rail

Externally

Double Garage

Electric up and over doors to front. Window to side. Personal access door to rear. Loft stairs to Hobby room. door to:

Workshop

Stainless steel sink drainer. Woodburning stove. Window to rear

Hobby Room

Velux double glazed window to side. Eaves storage. Ceiling speaker system. Power and light. Door to:

Storage Room

Power and light

Studio

Double glazed window to front. Fully insulated with power and light. Electric heating.

Summer house and Shed



Further Information

The property is situated in the picturesque village of Little Somerford, near Malmesbury

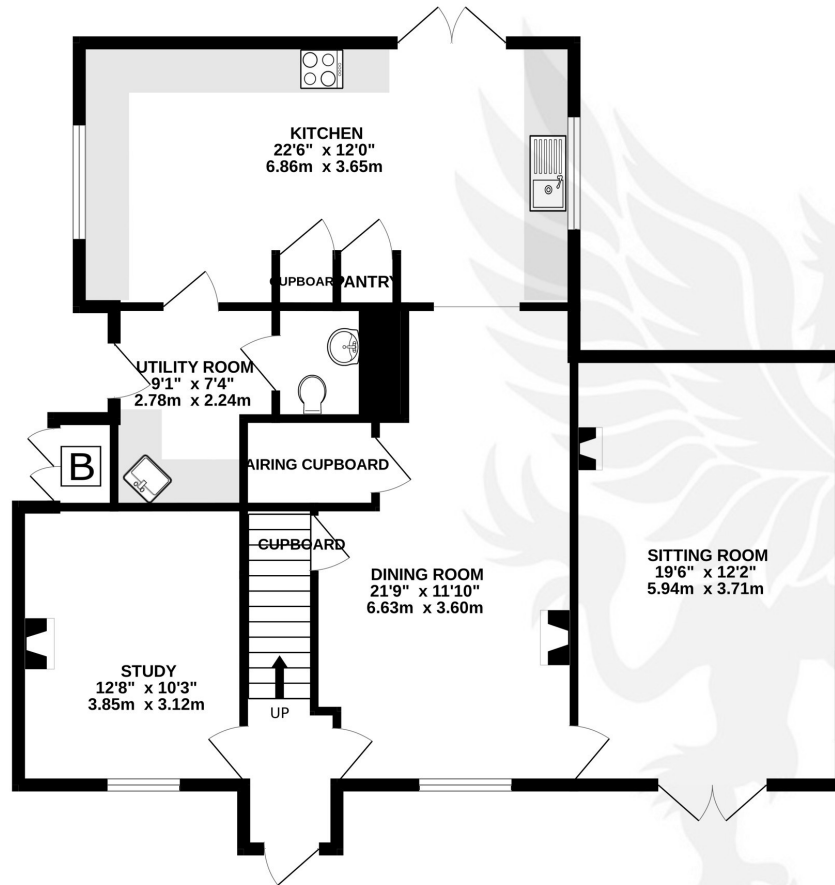
Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds."

Reputed to be England's oldest borough and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience stores, restaurants and pubs including a new Waitrose store. The town also offers a regular farmers market, a library, museum, leisure center with pool, two primary schools and a "High Performing Academy" secondary school (OFSTED rated "Outstanding")

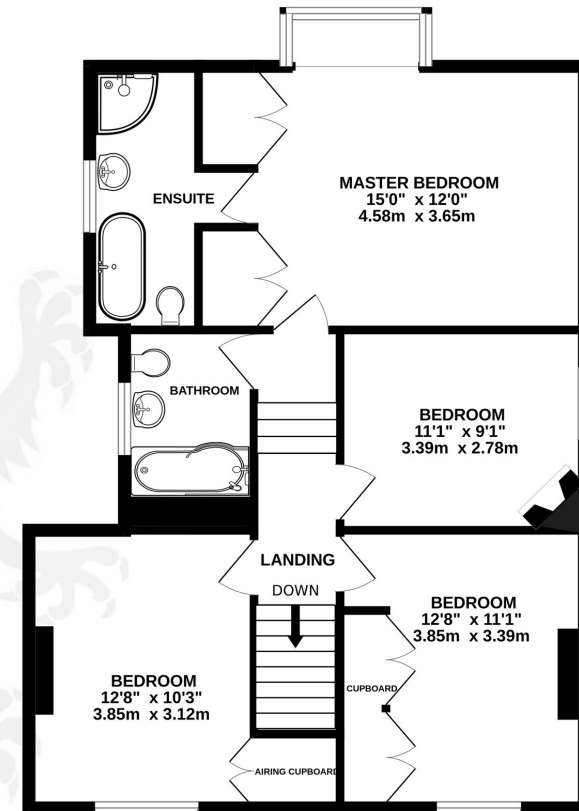
For commuters, the M4 is only 5 miles and train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1797 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

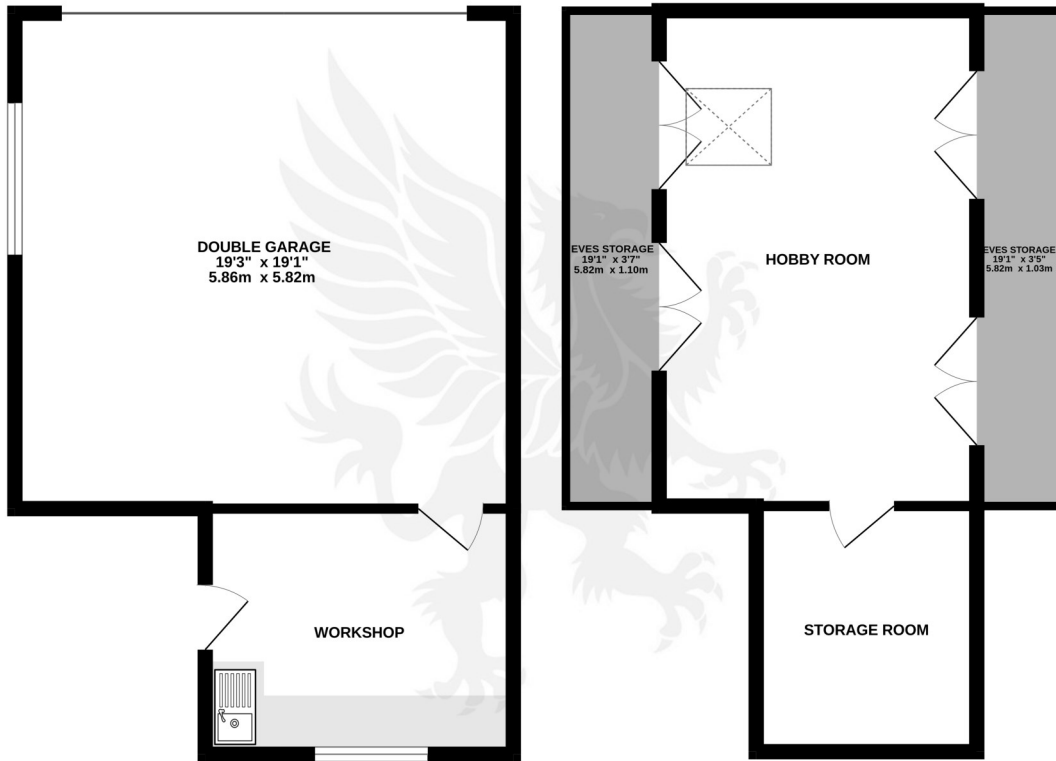
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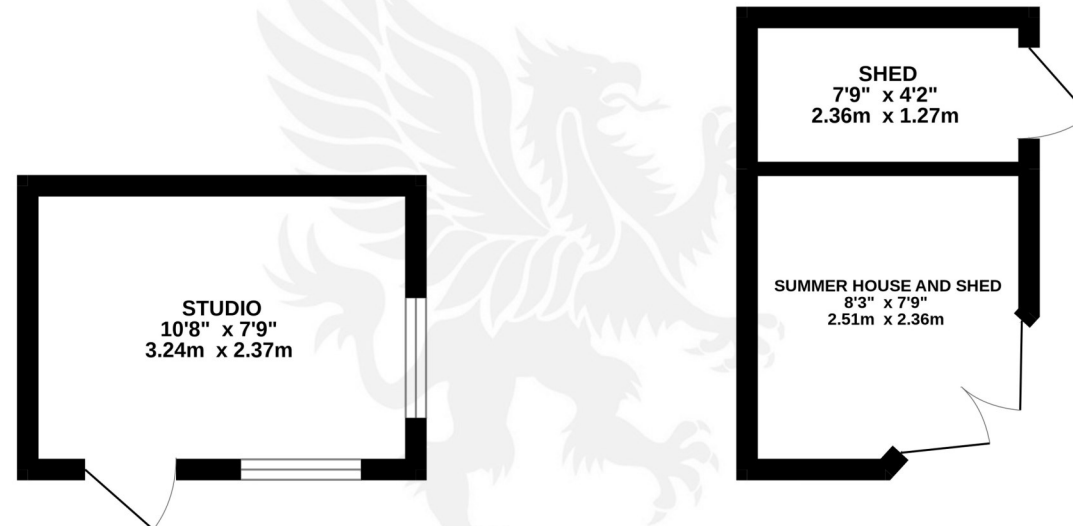
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TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

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GROUND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 170 sq.ft. (15.8 sq.m.) approx.

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