While we take care to ensure the accuracy of our information, the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwells-group.com 234984
The Property: Yew Tree Cottage was built in the early 1800's and sits centrally and south-facing in it's grounds that extend to over half an acre. It has been much improved and substantially extended by the current owners over the last 30 years. The most recent extension was completed last year and provides an impressive entrance hall, study, utility and boot room, with a new master bedroom, bathroom and walk-in dressing room over. There is excellent garaging plus two wooden storage buildings within the large, and well tended, gardens surrounding the property.

The Accommodation: There is a porch over the oak front door that leads into a tiled hall, with underfloor heating, that continues through to the utility, boot room and cloakroom. A window and roof light flood the hall with natural light. To the right is the dining room with an open fireplace with built-in cupboards to the side. There are two windows and a door to the front, all with working shutters. Beyond is the triple aspect sitting room, where the fireplace is fitted with a log burning stove. The heart of the home is of course the large kitchen/breakfast/family room at the rear, again triple aspect, with painted units, granite worktops and the two oven Aga set in a brick surround. There is a built-in oven, hob and griddle in the island unit. The utility room has a water softener, space for three under-counter appliances and the boiler. The boot room has built-in storage and a bench, plus a cloakroom off. On the first floor, to the left of the split-level landing is the master bedroom. This is dual aspect with four windows, a walk-in dressing room and an en suite bathroom with shower attachment. Bedroom two has a part-vaulted ceiling, walk-in wardrobe and a large en suite bathroom with Jacuzzi bath. There are three further bedrooms, two of which are dual aspect, plus a family bathroom with separate shower.

Outside: Yew Tree Cottage is approached through a 5 bar gate set in a mellow stone wall forming the front boundary. There is ample parking and turning space for numerous vehicles. The stone built garaging has provision for up to 6 cars and a cloakroom with dog shower off. Steps lead to a hobbies room over which could be enlarged to create an annexe or Airbnb. The gardens include well stocked borders, several seating areas around the house, beech hedging and a charming yew tree on the roadside with an archway, from which the property takes it's name. There is a wooden stable and tack room, plus a large garage sized building adjacent, with the oil tank at the rear.

Location: Little Somerford lies 3 miles south-east of Malmesbury, 9 miles from Chippenham and 13 from Swindon. The village has a free house pub with good restaurant, a church and a village hall, where there are frequent daytime and evening activities. Great Somerford has a late opening shop, public house and primary school. Junctions 16 and 17 are both within a convenient driving distance, providing easy access to the area's major employment centres, including Swindon, Bath and Bristol. Trains to London are available from Kemble and Chippenham, both within 10 miles.

General: Mains water, electricity and drainage are connected. Oil fired boiler for central heating and hot water. Partial underfloor heating. Council Tax Band G - £3,091.00 payable for 2019/20. EPC rating band to follow. Full report available on our website and paper copy on request. Directions to SN15 5JW: Head east towards Royal Wootton Bassett on the B4042 and after about two miles turn off right to Little Somerford. At the bottom of the hill bear right towards Great Somerford. The property is a short distance on your right hand side.