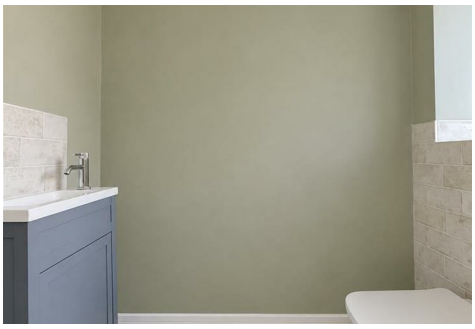








11a Winkins Lane, Chippenham, SN15 5HY

£460,000

* BRAND NEW - ONE OFF BUILD *An exciting opportunity to acquire this brand-new three-bedroom detached family home, ideally positioned within a small cul-de-sac in the highly regarded Wiltshire village of Great Somerford. Enjoying a pleasant position siding onto open fields, the property offers a wonderful sense of space and privacy, complemented by both front and rear gardens and driveway parking for at least two vehicles. This is a superb chance to secure a modern home in a sought-after village setting. The home is built with energy efficiency and running costs in mind and benefits from Air Source Heating and Solar Panels.

Winkins Lane

The accommodation is thoughtfully arranged, beginning with an entrance hall which provides access to a useful downstairs toilet and additional storage cupboard. To the front of the home sits a generous living room, offering a comfortable and inviting space to relax. To the rear, the kitchen/dining room spans the full width of the property, creating a fantastic social hub for day-to-day living and entertaining alike, with patio doors opening directly onto the rear garden and allowing for a seamless connection between inside and out.

To the first floor, the property offers three well-proportioned bedrooms, comprising two doubles and a further single bedroom, ideal for use as a nursery, home office or guest room. Bedroom one benefits from the added advantage of an ensuite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with its enclosed rear garden, offering a blank canvas for landscaping, and driveway parking for multiple vehicles.

Great Somerford is a particularly desirable North Wiltshire village, known for its strong community feel, well-regarded primary school, and range of local amenities including a village shop, pub and recreational facilities. The village is ideally placed for access to nearby market towns such as Malmesbury and Chippenham, with the latter providing a mainline rail service to London Paddington and convenient access to the M4 motorway network. Surrounded by beautiful countryside, Great Somerford offers the perfect balance of rural living with excellent connectivity.

This brand-new home represents an excellent opportunity for buyers seeking a modern property in a charming village location.

Tenure

We are advised by the seller that the property is Freehold

Council Tax

The council tax band is TBC.

Agents Note



The Bath panel is not yet on the side of the bath and the image used has been edited to show what is likely to look like.





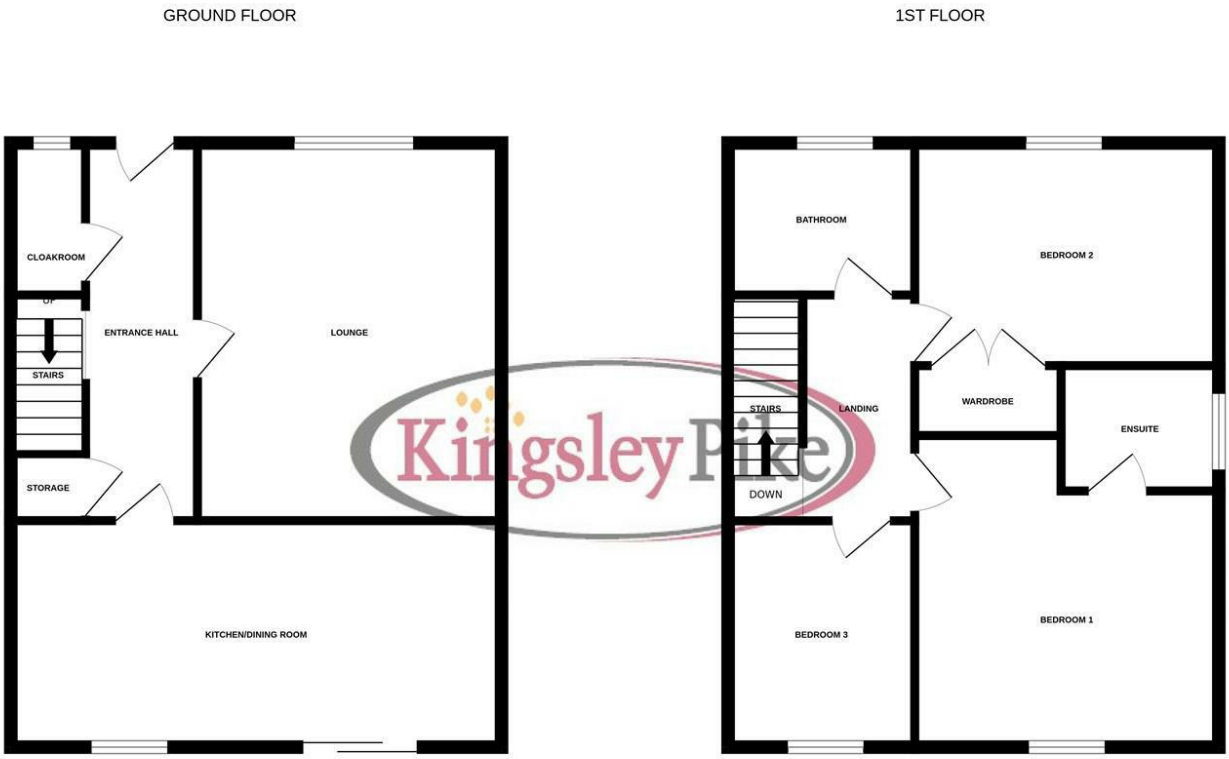








Floor Plan



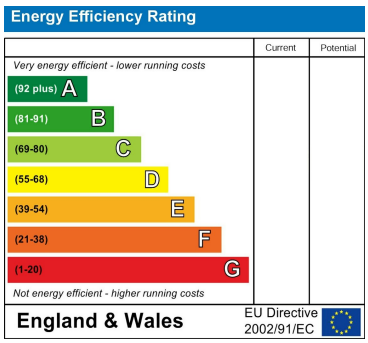
3 BEDROOM DETACHED HOUSE

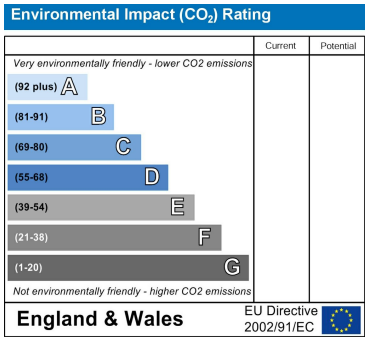
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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