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ATWELL MARTIN ESTATE AGENTS







Winkins Lane, Chippenham

Price Guide £470,000

BRAND NEW – ONE-OFF BUILD – THREE-BEDROOM DETACHED HOME

A rare opportunity to acquire this brand-new, individually built three-bedroom detached home, set within a small cul-de-sac in the sought-after village of Great Somerford.

Enjoying a superb position backing onto open fields, the property offers modern, energy-efficient living with air source heating and solar panels. The accommodation comprises a generous living room, impressive full-width kitchen/dining room with patio doors to the garden, downstairs cloakroom, two double bedrooms and a single bedroom, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property features front and rear gardens and private driveway parking for at least two vehicles.

An excellent opportunity to secure a new-build detached family home in a desirable rural village, combining contemporary living with beautiful countryside surroundings and excellent access to Malmesbury, Chippenham and the M4.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Great Somerford

Great Somerford is a highly desirable North Wiltshire village, renowned for its strong community spirit and attractive rural surroundings. Local amenities include a village shop, public house, primary school and recreational facilities.

The village is well positioned for access to the nearby market towns of Malmesbury and Chippenham. Chippenham offers a mainline railway station with services towards London Paddington, as well as convenient access to the M4 motorway network.

Surrounded by beautiful Wiltshire countryside, Great Somerford offers an appealing combination of village living, open rural views and excellent transport connections.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Air Source Heating, Solar

Wiltshire Council Tax - New Build Band Not Avaliable Yet

Tenure - Freehold

Agent Note: The property is currently in the construction phase and the main marketing image used is an artist's impression



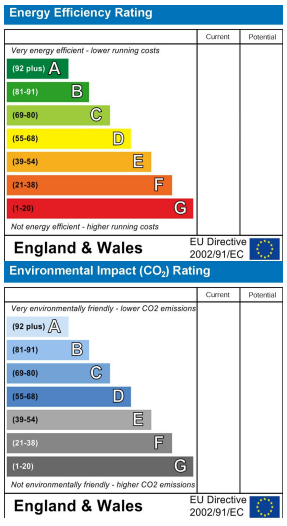












The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

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