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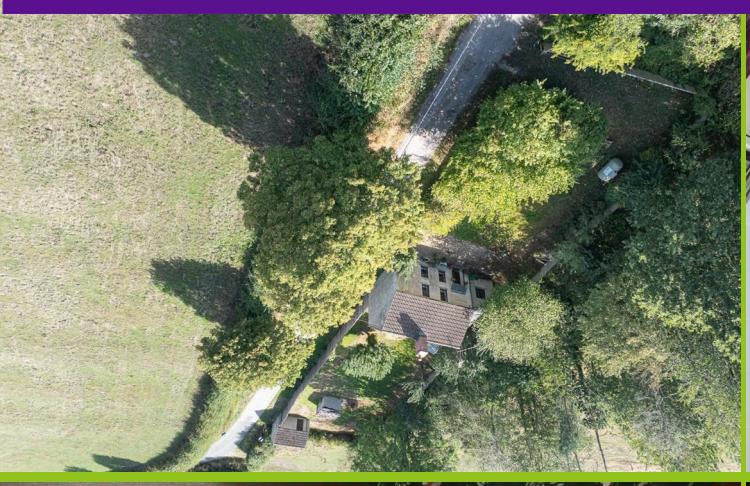


30 Hollow Street
Chippenham

GOODMAN WARREN BECK

30 Hollow Street, Chippenham, SN15 5JD

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

FOR SALE BY INFORMAL TENDER. A fabulous opportunity to purchase a three bedroom detached cottage set in a plot of c.1/5 of an acre down a quiet country lane on the very edge of this most sought after village. The property offers great potential for further improvement and extension (subject to the necessary consents).
Dating back to 1872 the property was originally two cottages that have been knocked into one and offers accommodation comprising of a good size dual aspect sitting room with fireplace housing a wood burning stove, a separate dining room, kitchen with a range of fitted units, large utility/boot room, downstairs bathroom and three first floor bedrooms.
The generous mature front garden is laid to lawn with mature trees and has gated access to a driveway providing off road parking. The larger rear garden is again laid to lawn with mature trees but also has a patio area, well, brick built outbuilding with power and light, second outbuilding/store and second gated access point for vehicular access if required.

Offers Over £550,000

Owners' Comments

We moved into 30 Hollow Street in 1985 and have lovingly upgraded the property over the years to create a happy family home. It has been a wonderful place to raise children, with plenty of space to play and explore, while the local school, countryside, cycling and horse riding have all been part of family life.

The house has an interesting history, having originally been two cottages converted into one home. Previous owners used it as a smallholding, raising animals, making their own butter and preserving fruit and vegetables.

Although the village has grown, Hollow Street remains peaceful and surrounded by nature. The garden attracts an abundance of birds, with foxes and deer regularly seen nearby, and there are plenty of opportunities for dog walking and enjoying the countryside.

We have particularly valued Great Somerford's strong community, with events such as the Church Fair and Somerford Show, alongside the village pub and shop.

After more than 40 years, this has been a much-loved family home, and we hope its next owners will enjoy it as much as we have.

Situation

Great Somerford is a sought-after north Wiltshire village which has a good range of amenities including a shop and post office, C of E primary and pre-school, chocolate box pretty church, and The Volunteer Inn with outdoor dining. The village shop won the 'Best Village Shop in Wiltshire' award in 2022, whilst the village itself has consistently placed in the top 5 of the 'Best Kept Medium Sized Village' in Wiltshire by the Campaign to Protect Rural England. The village has an excellent sense of community, active with clubs and social events which are networked with the neighbouring villages. The village also has a show-ground which hosts Dauntsey Park Horse Trials among other equestrian events. Sporting and leisure facilities nearby include the Beaufort Polo Club, and the Somerford Fishing Association along the River Avon. There are also many walks through open countryside to be enjoyed via several public footpaths directly from and around the village. Situated 4.8 miles away is the historic market town of Malmesbury with its historic Abbey, Waitrose, Aldi, Co-op, library, leisure centre, Ofsted rated 'outstanding' secondary school, and Dyson HQ. The larger market town of Chippenham is 7 miles away with direct rail links to London Paddington (69 minutes), Bristol and Bath. Great Somerford is in an excellent location for commuting to London and Bristol with Junction 17 of the M4 only 5 miles away.

Accommodation Comprising:

Porch

Stable door to:

Dining Room

Sealed unit double glazed window to front. Radiator. Ceiling beam. Three wall light points. Doorway to:

Kitchen

Sealed unit double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Wooden edge worksurface with tiled splashbacks. Space for cooker with gas and electric cooker points. Wood laminate flooring. Spotlights. Doors to:

Sitting Room

Dual aspect with sealed unit double glazed windows to front and rear. Two radiators. Feature fireplace with oak beam, tiled hearth and inset cast iron wood burning stove. Three wall light points. Stairs to first floor. Ceiling beam.

Utility Room

Door to rear. Double glazed windows to side and rear. Radiator. Worksurfaces with appliance spaces under and plumbing for washing machine. Cupboard base unit, wall mounted cupboards and tall cupboard. Spotlights. Worcester LPG combination boiler. Wood laminate flooring. Door to:

Bathroom

uPVC double glazed window to front. Radiator. Panelled bath with shower over, concertina shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring.

First Floor Landing

Sealed unit double glazed window to rear. Radiator. Double cupboard. Linen cupboard. Exposed beams. Doors to:

Bedroom One

Sealed unit double glazed window to front. Radiator. Exposed beams. Two wall light points.

Bedroom Two

Sealed unit double glazed window to front. Radiator. Exposed beams. Two wall light points.

Bedroom Three

Sealed unit double glazed window to rear. Radiator. Exposed beams. Wall light points.

Outside

Front Garden

Enclosed by fencing with five bar gated access to driveway providing off road parking. Laid to lawn with mature and path to front door.

Rear Garden

Enclosed by fencing with second gated access point. Patio area with lawn beyond and mature trees. Brick built outbuilding with tiled roof, window to rear, door to side, power and light. Second block built outbuilding/store.

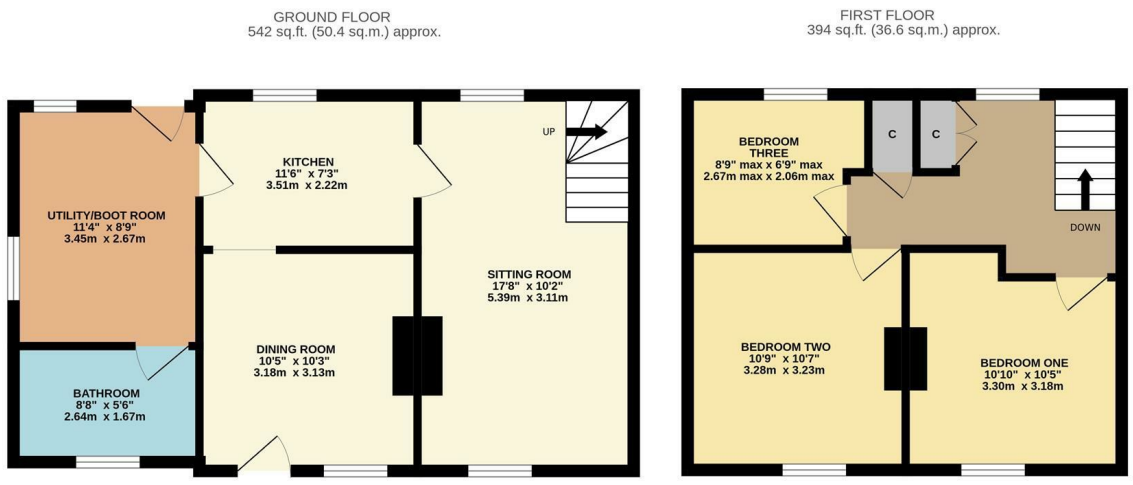
Directions

From Chippenham proceed through the village of Sutton Benger and on reaching the Bell Hotel turn left towards Great Somerford. Continue into the village passing the shop on the right hand side, and at the war memorial turn left into Hollow Street. Continue along this lane and it is the last property on the left hand side before leaving the village.

METHOD OF SALE

We are inviting offers for this property by Informal Tender to be submitted to us by no later than 12pm, Friday 30th October 2026. The appropriate form can be requested by calling us on 01249 444449 or email info@goodmanwb.co.uk.

The vendor reserves the right not to accept the highest or any tender(s) received and the right to accept an offer prior to the tender date.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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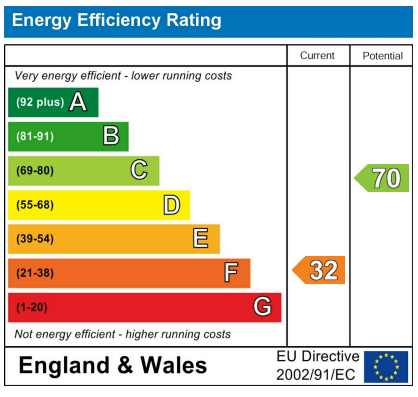
ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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