

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Knockroe, Dauntsey Road, Great Somerford Price Guide £499,950

A mature family home (1423 sq ft) in a popular village, with scope for further improvement and/or enlargement.

4 bedrooms, 2 bath/shower rooms. Hall, cloakroom, sitting room, dining room, kitchen and utility room. Double garage, ample driveway parking, wrap around gardens.

NO ONWARD CHAIN



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Knockroe, Dauntsey Road, Great Somerford

The Property

Built some 40 years ago, this family home has been in the same ownership since 1984 and, while perfectly habitable, would now benefit from some updating. The mature garden wraps around the house and there is ample driveway parking. There is scope to convert the garage into further living accommodation and build a new garage, if required, subject to any necessary planning permission.

The Accommodation

A porch shelters the front door which leads into a hall with wood block flooring and a cloakroom off. On the left is the dual aspect sitting room which has a log burning stove. An opening leads through to the dining room, which in turn has a door to the kitchen, which can also be accessed from the hall. There are a range of units with an electric double oven, hob, extractor hood and the oil fired boiler. The adjacent utility room has built-in cupboards and an external door. From the part galleried landing there is access to the loft with ladder & light, and also the airing cupboard, housing the hot water cylinder. There are four bedrooms, all with built-in wardrobes, an en-suite shower and a family bathroom.

Outside

Twin gates lead to a tarmac drive and turning area with parking for numerous cars. The front garden is lawned with a stone wall to the roadside boundary and well stocked borders. To the left hand side is a lawn, hedge and patio area. The rear garden is again lawned with a summerhouse, patio, vegetable garden and shrub borders. To the right hand side are 3 sheds and

the gardens are enclosed on all sides.

Double Garage

5.57m by 5.31m (18'3" by 17'5")

Two up and over replacement doors, one electrically operated. Power and light, window and door to rear.

General

Mains water, electricity and drainage are connected. The oil fired boiler is in the kitchen. Council Tax Band F - £2,544.46 for 2019/20, EPC rating D - 60.

Location

The village has a thriving community and benefits from an excellent village shop/post office, public house and a primary school. There is a wide range of shops in nearby Malmesbury and good road communications to the regional employment centres of Bristol, Swindon, Reading and London via the M4 motorway network. Frequent main line rail services to Paddington operate from Swindon, Chippenham and Kemble.

Directions to SN15 5HS

From Malmesbury take the A429. Just after the 40mph sign, turn left into Grange Lane signposted Startley. Proceed into Startley and take the left to Great Somerford. Enter the village, proceed over the crossroads. Continue past the left hand turning into Winkins Lane, and Knockroe is the fourth property along, on the left hand side, denoted by our 'for sale' board.

