

South West Elevation



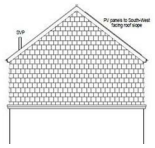
South Elevation



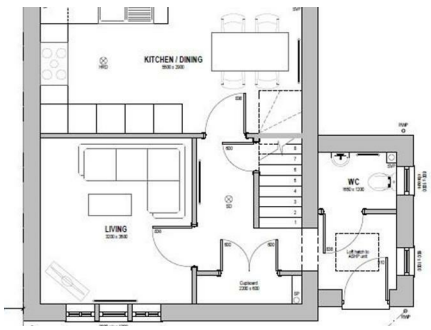


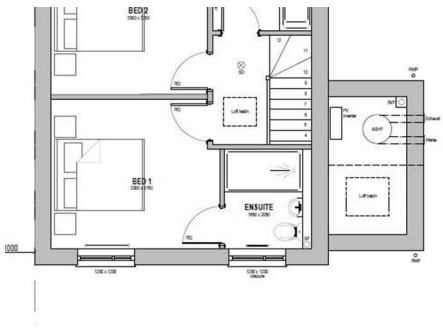












8a Winkins Lane, Great Somerford, SN15 5HY

£350,000

This is an exciting opportunity to acquire a TWO DOUBLE BEDROOM new build detached home in a pleasant village setting, with the property currently progressing through construction. The accommodation has been thoughtfully arranged to provide comfortable and practical modern living, with a separate sitting room and a kitchen/dining room opening directly onto the rear garden. There is an en suite shower room and separate bathroom. further benefits include solar Panels & air source heating.

Winkins Lane

Ground Floor

The front door opens into an entrance porch with doors leading to the hallway and a useful downstairs cloakroom. The sitting room is positioned to the front of the property, providing a separate space away from the main living area.

To the rear is the kitchen/dining room, designed as the main social space within the house. Double doors open directly onto the garden, creating a natural connection between the house and outside space and making this an ideal room for everyday living and entertaining.

First Floor

The first floor provides two good-sized double bedrooms. The main bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the second bedroom.

Outside

The property has two side-by-side parking spaces to the front, together with an area of lawn. To the rear is a private garden, providing useful outside space.

The Village

Great Somerford is a well-regarded Wiltshire village surrounded by attractive countryside and offering a strong sense of community. The village provides everyday amenities including a shop, public house, primary school and recreational facilities, with the surrounding countryside providing plenty of opportunities for walking and enjoying the outdoors.

The nearby towns of Chippenham and Malmesbury provide a wider range of shopping, leisure and day-to-day amenities, while Chippenham also offers a mainline railway station with services towards London and access to the M4 motorway.

Please note: The property is currently under construction and the marketing imagery includes artist's impressions and photographs taken during the build process. The finished property may differ from the images shown. Further details regarding the specification and anticipated completion should be confirmed with the selling agent.

Tenure

We are advised by the .Gov website that the property is freehold.

Council Tax

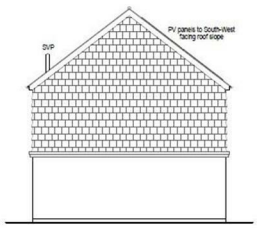
TBC



PROPOSED FRONT ELEVATION (SOUTH-WEST)



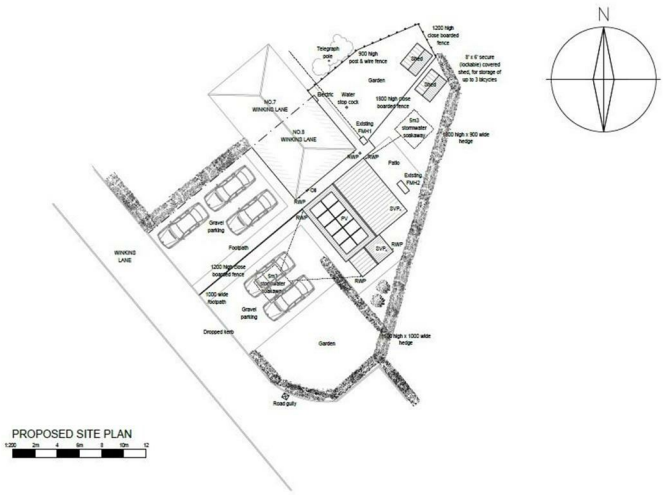
PROPOSED SIDE ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED REAR ELEVATION (NORTH-EAST)

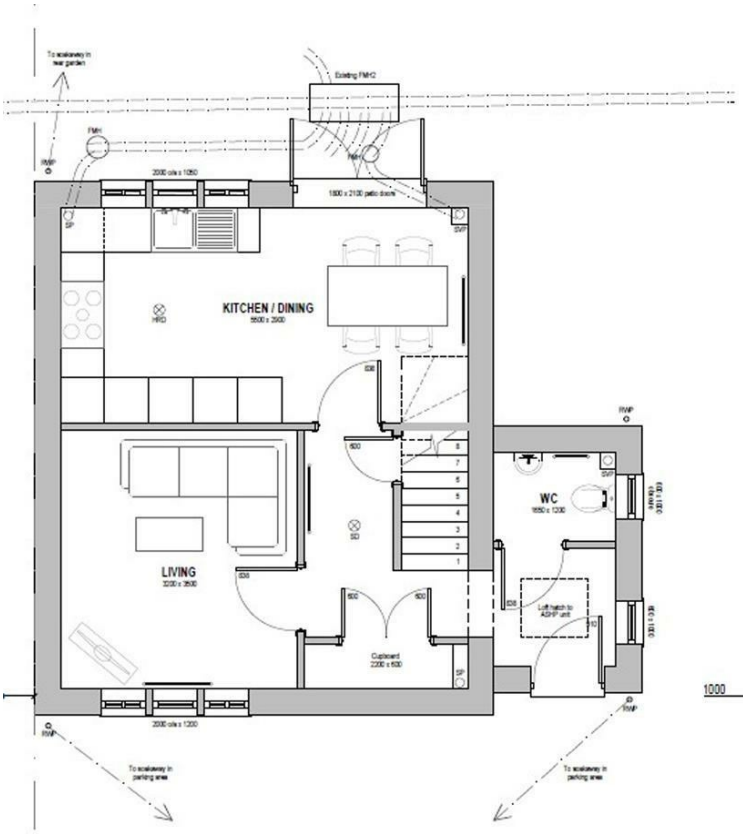


PROPOSED SITE PLAN




thermablock

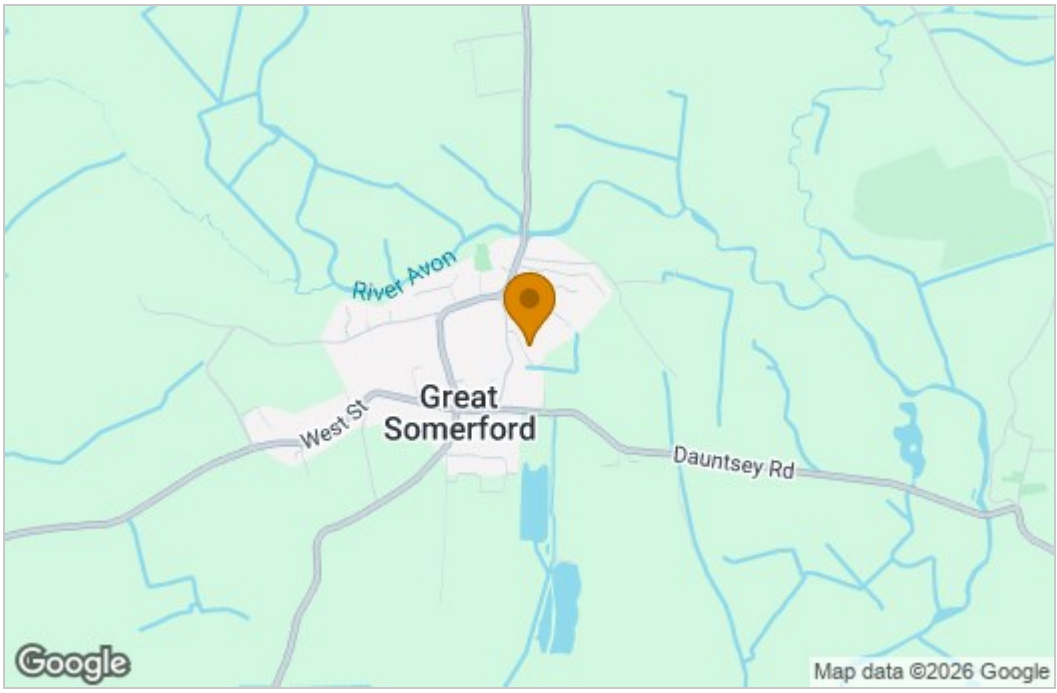
Floor Plan



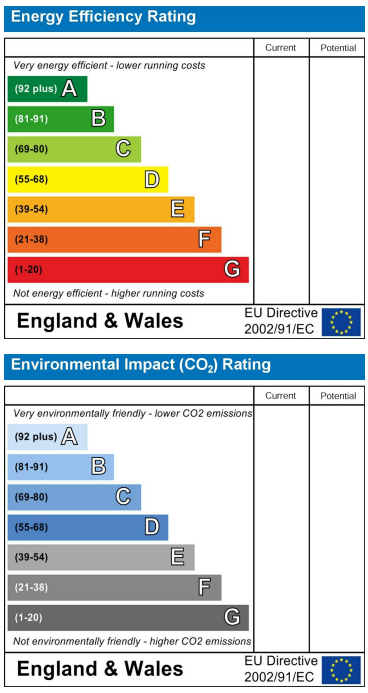
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

Area Map



Energy Efficiency Graph



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63 New Road, Chippenham, Wiltshire, SN15 1ES
Tel: 01249 464844 Email: sales@kingsleypike.co.uk https://www.kingsleypike.co.uk