

# THE BEECHES









# THE BEECHES, GREAT SOMERFORD, NR MALMESBURY, SN15 5JG

- LARGE ENTRANCE HALL • KITCHEN/BREAKFAST ROOM
- DRAWING ROOM • DINING ROOM • SITTING ROOM
- STUDY • CLOAKROOM • WINE CELLAR • 6 BEDROOMS
- 4 BATH/SHOWER • PRIVATE DRIVEWAY • TRIPLE CAR PORT
- LANDSCAPED GARDENS • TERRACE • OUTBUILDINGS

## AN EXCEPTIONAL AND SUBSTANTIAL HOME IN THE HEART OF THE VILLAGE

### DESCRIPTION

The Beeches is a beautifully presented period property believed to date from the mid-19th Century.

Occupying an elevated position in the heart of the village, this home exudes charm and character, with original, hand-crafted Strawberry Gothic windows, generously proportioned rooms and living accommodation that flows from the central hub of the house, which is the impressive entrance hall.

With its Bath stone flooring, sweeping staircase and an abundance of light, the entrance hall sets the tone for the rest on the house and does not disappoint. All the reception rooms are light and spacious with beautiful views of the front lawn but the kitchen, with Aga and separate electric ovens,

coupled with a light breakfast area is certainly the heart of the house.

A set of interconnecting doors separate the sitting room and dining room, from here a set of French doors open on to the terrace to the rear of the house, which is ideal for outside dining and overlooks a beautiful water feature. The layout of the reception areas make the house perfect for entertaining.

There are two sets of staircases to access the first floor. The central part of the house has a generous master suite with built-in cupboards, dressing room and large en-suite bathroom, with separate bath and shower.

There are also three further double bedrooms, a single bedroom currently used as a gym room and two further bath/

shower rooms. From the second staircase, or via a concealed interconnecting door in the master suite, there are two further bedrooms and a bathroom.

The gardens at the Beeches are delightful and immaculately maintained. Bordered by mature trees and stunning herbaceous borders, the lawn is a beautiful place to sit and enjoy the house and it's setting.

Additionally, there is a productive vegetable garden to the rear of the house and stunning array of climbing roses.

Outbuildings: There is a former stable currently used as a wood store. Another stable houses garden machinery and the oil tank and then leads on to the triple bay car port. Above this is a large unconverted attic space.



## LOCATION

The Beeches is located in Great Somerford, a stunning village nestled in the heart of Wiltshire, almost exclusively on the southern bank of the Bristol River Avon. This thriving village community is home to a beautiful church, a pub, primary school and an excellent village shop/post office. The nearest supermarket, Waitrose, is a mere 4 miles away. The village also offers a wide range of clubs and societies.

The historic town of Malmesbury is a short drive away and with its selection of lovely boutiques and cafes, offers everyday shopping facilities and schooling, whilst more extensive shopping/recreational facilities can be found in the larger towns of Bath, Cirencester and Swindon which, with Chippenham, offers a regular train service to London Paddington.

Communications in the area are very good with the M4 Junction 17 providing access to Bristol, the South West, Wales, London and Heathrow.

The area offers an excellent choice of schooling, including St Mary's and St Margaret's at Calne, Beadesert Park in Minchinhampton, Marlborough College, Westonbirt, as well as outstanding state and grammar schools.



MALMESBURY 4 MILES  
CHIPPENHAM 7 MILES (LONDON  
PADDINGTON 80 MINS)  
TETBURY 10 MILES  
CIRENCESTER 16 MILES  
M4 (JUNCTION 17) 4 MILES

*All distances and times are approximate*















## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, drainage and electricity. Oil-fired central heating.

**Postcode:** SN15 5JG

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Wiltshire District Council. 01249 706 111. Council Tax Band H & EPC rating E.

Total 549 sq metres / 5909 sq feet

This plan is for identification purposes only. Not to scale.

[ ] = Reduced Headroom 1.5m / 5'



### Ground Floor

**First Floor**

Bedroom 4.07m x 3.48m 13'4" x 11'5"

Bedroom 2.74m x 2.25m 9'0" x 7'5"

Bedroom 4.89m x 3.92m 16'1" x 12'10"

Bedroom 3.93m x 3.01m 12'11" x 9'11"

Bedroom 5.81m x 3.94m max 19'1" x 12'11" max

Dressing Room 4.53m x 1.86m 14'10" x 6'1"

Bedroom 3.94m x 3.93m 12'11" x 12'11"

Landing

Up

Up

Up

**Cellar**

Store 3.81m x 3.23m 12'6" x 10'7"

Wine Store

Up

Up

Cellar

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