





📍 Sparks House High Street, Seend, Wiltshire, SN12 6NW

🏠 Guide Price £1,175,000

Prime village, premium view. An outstanding well appointed village house set in about 2 acres.

- Stunning Family Home
- Incredible Far reaching Views
- Nearly 2 Acres
- 5 Double Bedrooms
- Superb 'Mark Wilkinson' Kitchen & Utility
- Double Garage With Annex Possibilities
- Cinema Room Over The Garage
- Wonderful Village Location
- Electric Gated Entrance & Ample Parking

🏡 Freehold

🏠 EPC Rating E





A superb contemporary home with unrivalled views and nearly 2 acres of level well kept lawns and pony paddock, situated along this historic High Street.

The current owners have transformed the property with a stylish high specification finish throughout to include the loft conversion, double garage, a bespoke 'Mark Wilkinson' kitchen, quality flooring, oak skirting boards, refitted bathrooms, and an impressive cinema room.

Internally the accommodation comprises a large entrance hall with slate flagstones from 'Artisans,' a cloakroom, and the stunning kitchen with solid granite worktops, a central island, handmade larder cupboard with matching bespoke units, solid oak floor in kitchen area, and slate flooring into the spacious utility. A 20ft dual aspect sitting room features oak flooring and a log burning stove. On the first floor there are three double bedrooms and a stylish family bathroom with two further double bedrooms and a modern shower room occupying the second floor. The principal bedroom has water laid on in readiness for an en suite to be installed should one so wish.

Outside, electric gates open through to a large driveway with ample parking and an attached double garage with electric doors and the cinema/games room above. There is a walled front garden with lawns and well tended borders, fruit trees and outside lights. The generous, very private and south facing rear garden has a patio sun terrace with Spanish slate flagstones looking out over the extensive lawns and beyond the fenced pony paddock across to Salisbury Plain. There are two stables/stores in the paddock area. The whole plot extends to c.1.9 acres in total.

#### Directions

Leave Devizes on the A361 Bath Road, proceed to the end of the dual carriageway and turn left just before the traffic lights signposted to Seend. Proceed through the village and the entrance to Sparks House will be found on the left hand side.

#### Situation

The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which align the High Street. Between Seend and the neighbouring hamlet of Seend Cleeve, there are two thriving public houses and delightful walks along the canal tow path, a local store, a Church, a very popular primary school, playing field, village hall and community centre. Seend is approximately 5 miles west of the historic market town of Devizes which boasts a range of facilities and the major cultural centres of Bath (17 miles) and Salisbury (26 miles) are very accessible which offer a wider range of amenities. Mainline railway stations with links to London can be found in Chippenham and Pewsey. There are a number of well-respected schools in the area to include Dauntsey's, Stonar, Marlborough College and St Mary's in Calne.

#### Property Information

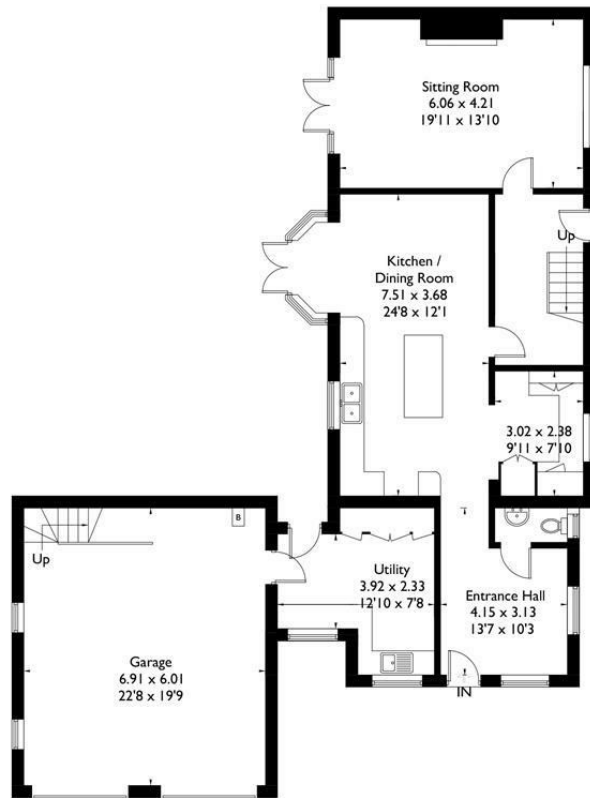
Local Authority is Wiltshire Council. Council Tax Band: F  
Services: Mains water, drainage and electricity are all connected.  
Oil fired central heating system. Broadband Speed: 50 Mbps



# Sparks House, High Street, Seend, Melksham, SN12 6NW



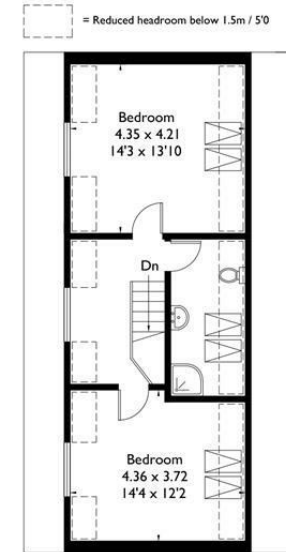
Approximate Gross Internal Area  
295.8 sq m / 3184 sq ft (Including Garage)



Ground Floor



First Floor



Second Floor

Floorplanz © 2016  
0845 6344080 Ref: 164338

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

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