



📍 12 Sells Green, Seend, Wiltshire, SN12 6RW

🏠 Guide Price £295,000

A charming period cottage brimming with character, complemented by a landscaped garden and external home office.

- Three Bedroom Extended Character Cottage
- Packed With Period Features
- Stylish Modern Kitchen
- Contemporary Bathroom With Roll Top Bath & Separate Shower
- Two Reception Rooms With Log Burning Stoves
- Additional Downstairs Cloakroom
- Ideal Work From Home Outdoor Office
- Enclosed Rear Garden
- Canalside Walks On The Doorstep

🏡 Freehold

🏠 EPC Rating E



A stunning three-bedroom period cottage with front and rear gardens, set in the popular hamlet of Sells Green near Seend, just a stone's throw from the renowned Kennet and Avon Canal.

This beautifully presented and extended character home features a charming dining room with exposed beams and an inviting log-burning stove, opening into an impressive 23ft kitchen/breakfast room. The kitchen boasts slate flooring, oak worktops, a Belfast sink, a Range-style cooker, and bi-fold doors leading to the rear garden. The sitting room also offers exposed beams and a further log-burning stove. Upstairs are three bedrooms and a luxurious bathroom with walk-in shower and roll-top bath. Additional benefits include a downstairs cloakroom, double glazing, and bottled gas-fired central heating.

To the front, the cottage enjoys privacy from mature laurel hedging, while the landscaped rear garden features a generous patio sun terrace ideal for al fresco dining and entertaining, with steps rising to a lawn. At the far end of the garden is a delightful cabin, perfect as a home office or studio.

Early viewing is highly recommended.

Situation

The cottage is situated in the small hamlet of Sells Green which is conveniently placed between the larger towns of Devizes and Melksham. Sells Green is a mixture of houses and cottages and borders open countryside with the famous Kennet and Avon canal close by and a local public house within walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

Property Information

Services: We are advised that mains water, drainage and electricity are all connected. LPG boiler. Two log burning stoves.

Council Tax Band: C

Agent's Note: A pedestrian right of access exists to the rear of the property, located along the left-hand side, providing access to the rear garden.



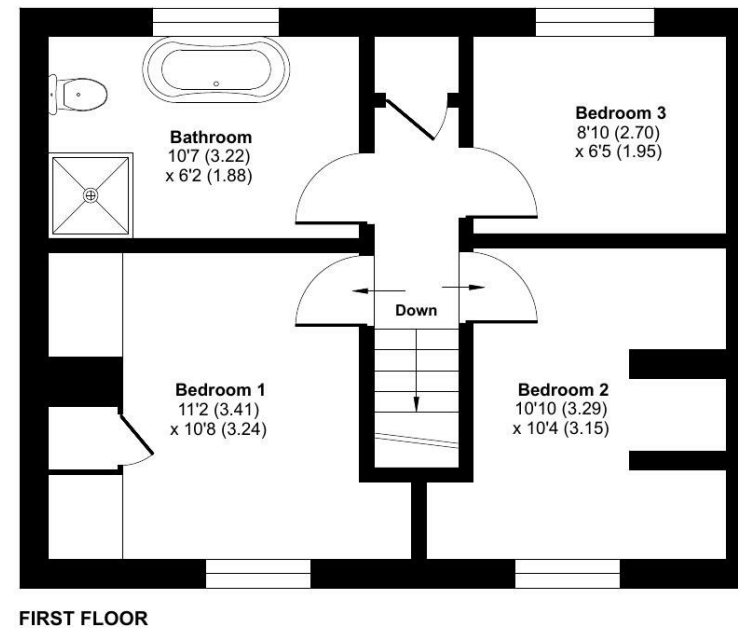
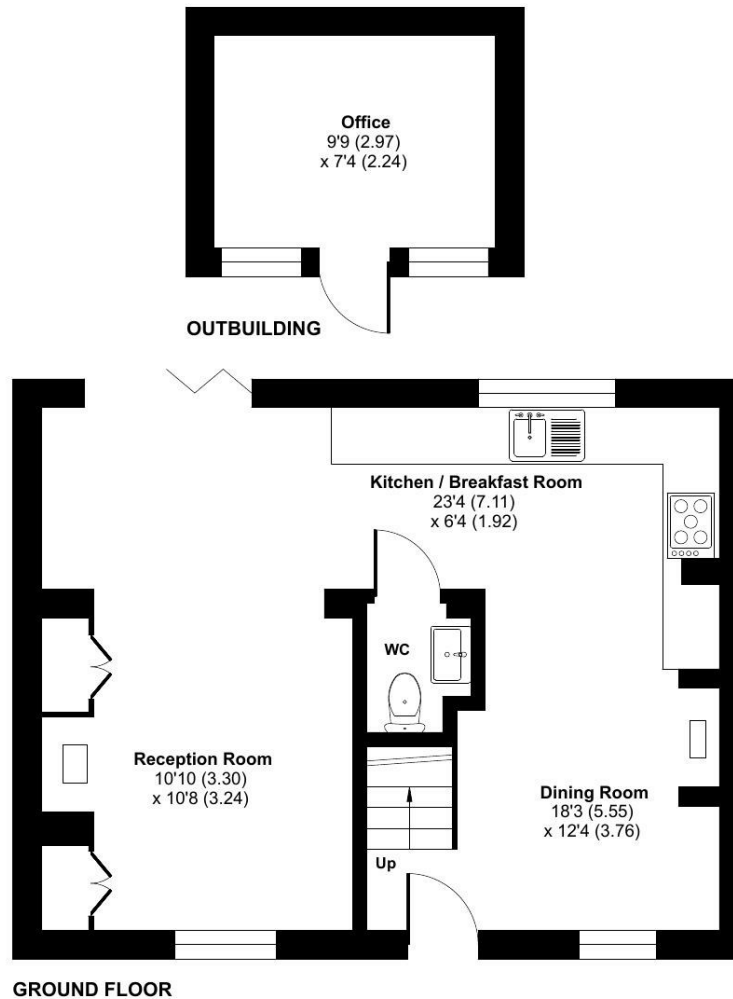
Sells Green, Seend, Melksham, SN12

Approximate Area = 850 sq ft / 78.9 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 922 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1407000

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