



📍 451 Bowerhill Lane, Bowerhill, Melksham, Wiltshire, SN12 6RA

🏠 £350,000

A charming 3-bedroom, period terraced home in a delightful rural situation. Benefitting from an idyllic garden, 1-bedroom self contained annex and a garage.

- 3-bedroom terraced home
- Period features
- Beautiful garden
- 1-bedroom self-contained annex
- Garage and driveway parking
- Rural location
- Reception room with fireplace
- Air source heat pump

🏡 Freehold

🏠 EPC Rating



A charming 3-bedroom period terraced cottage offering a wealth of character. With a beautifully maintained garden, driveway parking, and a garage, this property is perfect for those seeking a comfortable and practical home. A highlight of the property is the 1-bedroom self-contained annex, ideal for multi-generational living or guest accommodation.

The main cottage boasts a spacious sitting room with a feature fireplace, leading through to a well-sized dining room. There is a bright conservatory that opens out to the rear garden — a wonderful spot to relax and enjoy the outdoors. The kitchen is thoughtfully designed, to make the most of the space. Upstairs, there are three-bedrooms, all offering pleasant views and plenty of natural light.

The annex, accessed via its own entrance, includes a double bedroom, a shower room, and an open-plan living and kitchen area, creating a fully independent living space. The attractive rear garden is mature and well-maintained, with a patio area perfect for alfresco dining and a lawn leading to the garage and driveway parking.

Positioned in a desirable location within easy reach of Melksham's and Devizes amenities, schools, and transport links, this property offers an excellent balance of character, space, and flexibility. A fantastic opportunity for those seeking adaptable accommodation in a welcoming community.

#### **Situation**

Bowerhill Lane is conveniently situated between the two Market towns of Devizes and Melksham in Bowerhill (where there is a shop, pub and primary school). The nearby village of Seend enjoys a thriving community and provides a wide range of amenities including a local store/post office, public houses/restaurant, Church, primary school, playing field, village halls and community centre. Seend is four miles west of Devizes which has a variety of shops, schools, facilities and a popular weekly market. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham and Westbury. There is also a train station and a Waitrose in Melksham. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports. Reputed local schools include Dauntsey's, Marlborough College, St Mary's in Calne and Stonar.

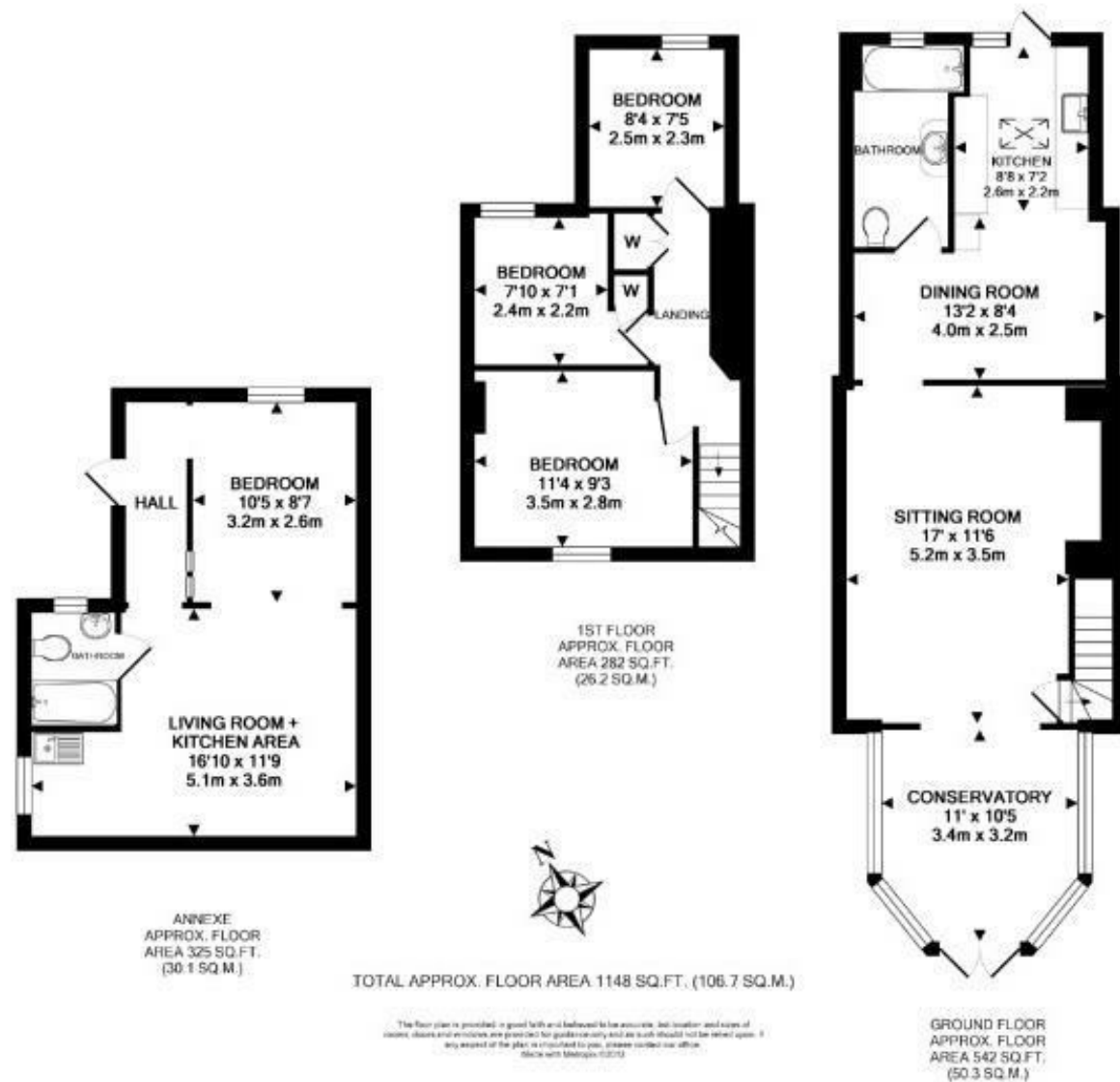
#### **Property information**

There is a wastewater treatment system and air source heat pump installed at the property. We are advised mains electricity and water are at the property.

EPC rating: TBC

Council tax band:





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