



📍 23 The Stocks, Seend, Wiltshire, SN12 6PL

🏠 Guide Price £550,000

A substantial and thoughtfully extended character cottage, brimming with period features and charm, and benefitting from delightful rural views to the front aspect.

- Attractive Extended Cottage
- Generous & Flexible Layout circa 1700sqft
- Three Generous Double Bedrooms
- Four Reception Rooms
- Luxurious Family Bathroom
- Country Cottage Style Kitchen
- Wonderful Countryside Views
- 24ft Long Garage
- Private parking
- Good Sized Established Gardens

🏡 Freehold

🏠 EPC Rating



A truly delightful 3 bedroom semi detached period cottage boasting excellent reception space, and superb far reaching views over the rolling countryside beyond. Presented in excellent order throughout, the cottage is situated in a semi rural position on the edge of the sought after and thriving village of Seend.

This endearing home dates back in part to the 1800s, but has been extended in both the 1990s and more recently in 2024 to create a fabulously spacious period home. The ample living space includes four reception rooms; a characterful snug with log burning stove, a formal dining room with wooden flooring and ceiling beams, and a large sitting room that is open plan into a wonderfully light sun room with views over the garden. A charming kitchen has slate flooring, oak worktops and an electric 'Rangemaster' oven. Two separate staircases lead up to the first floor where there are three generous double bedrooms, a luxurious family bathroom with attractive floor tiles, a roll top bath and a double width shower, plus there is a useful separate WC.

Outside, there are good sized private south facing landscaped gardens to the front and side that are predominantly laid to lawn with planted borders and a sun terrace, parking for a few cars and a 24ft long garage.

#### **Situation**

This charming cottage enjoys a delightful position on the edge of the highly desirable villages of Seend and neighbouring Seend Cleeve, boasting far-reaching views across open countryside. The sought-after Wiltshire village of Seend is renowned for its thriving community spirit and attractive period architecture that lines the picturesque High Street. The village offers an excellent range of amenities, including a local store and post office, church, primary school, playing field, village hall, and community centre — providing everything needed for day-to-day living within easy reach. Adjacent Seend Cleeve offers direct access to the beautiful Kennet and Avon Canal, perfect for walking, cycling, and boating enthusiasts, as well as two well-regarded public houses. Seend lies just five miles west of the historic market town of Devizes, while the major centres of Bath, Chippenham, and Salisbury are all within a 25-mile radius, offering extensive shopping, leisure, and transport links.

#### **Property Information**

Council Tax: Band E

Services: Mains water and electricity. Private drainage via a septic tank. Oil fired central heating.

Broadband speed 70Mbps.



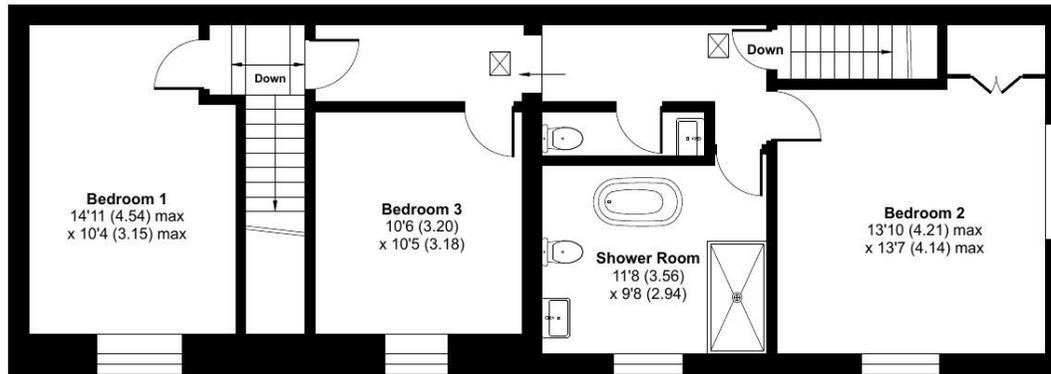
# The Stocks, Seend, Melksham, SN12

Approximate Area = 1698 sq ft / 157.7 sq m

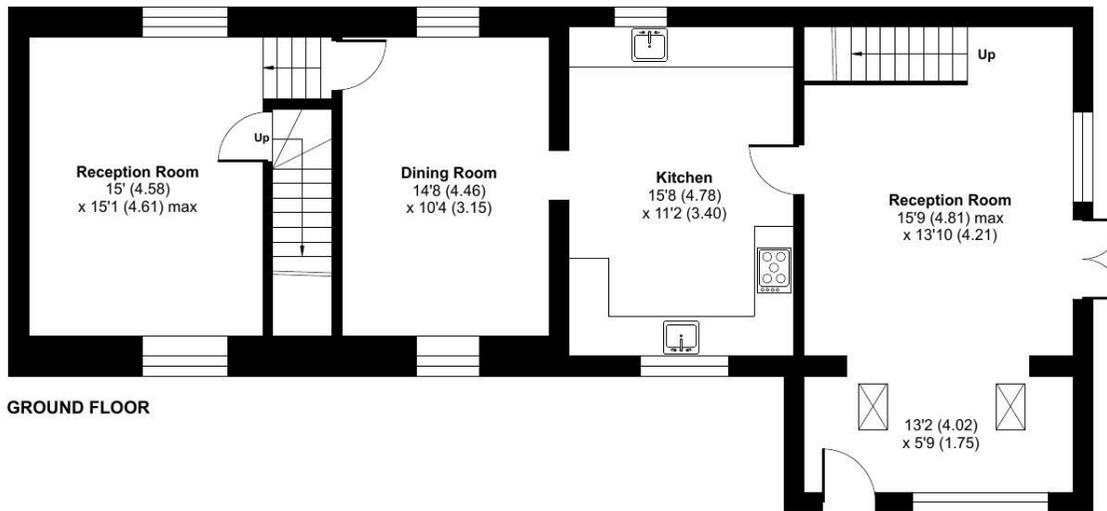
Garage = 282 sq ft / 26.1 sq m

Total = 1980 sq ft / 183.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Strakers. REF: 1415767

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.