



📍 4 Sells Green, Seend, Wiltshire, SN12 6RS

🏠 £299,950

A thoughtfully refurbished 3-bedroom semi-detached period home. With delightful views front & rear, a multi-use log cabin and no onward chain.

- Thoughtfully refurbished throughout
- 3-bedrooms
- No onward chain
- Driveway parking
- Multi-use log cabin with light and power
- Idyllic views front and rear
- Open plan ground floor
- Period features
- Stone's throw to K&A canal tow path
- AEG integral kitchen appliances

🏡 Freehold

🏠 EPC Rating D



A thoughtfully refurbished three-bedroom semi-detached home, situated in the sought after hamlet of Sells Green and enjoying wonderful countryside views to both the front and rear. Updated throughout by the current owner and offered to the market with no onward chain, the property combines contemporary styling with a semi-rural setting.

The ground floor is centred around an impressive open-plan kitchen/reception/dining room measuring over 22ft, creating a superb social and entertaining space. The kitchen is fitted with a range of modern units, American walnut worktops, alongside integrated AEG appliances including a dishwasher, fridge/freezer, oven, microwave and gas hob, whilst a breakfast bar provides additional seating and practicality. The reception area is warmed by a log burning stove, adding character and a cosy focal point to the room. A useful understairs cupboard with plumbing for a washing machine and cloakroom completes the ground floor accommodation.

Upstairs, the first floor offers three bedrooms together with a family bathroom. The principal bedroom enjoys elevated views across the surrounding countryside, with further field views also available from the remaining bedrooms.

Externally, the property benefits from driveway parking for three vehicles and a versatile detached log cabin with light and power, ideal as a home office, studio, gym or hobbies room depending on requirements. The outside space enjoys a pleasant outlook and complements the peaceful setting of this attractive home.

Sells Green is a highly regarded hamlet positioned between Devizes and Melksham, offering excellent access to nearby countryside walks, canal paths (about 75m walk to towpath) and commuter links, whilst remaining within easy reach of local amenities and neighbouring towns.

#### **Situation**

The cottage is well positioned backing on to countryside and 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 just a stone's throw away and a local public house within very short walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

#### **Property information**

LPG gas central heating. We are advised mains water, electricity and drainage are connected.

Agents Note: Please note the current owners have owned the property for 6 years but currently have possessory title. Title Absolute can be applied for from 2031, but the seller will provide an indemnity policy in relation to this matter.

Tenure: Freehold

Council tax band: C

EPC rating: D



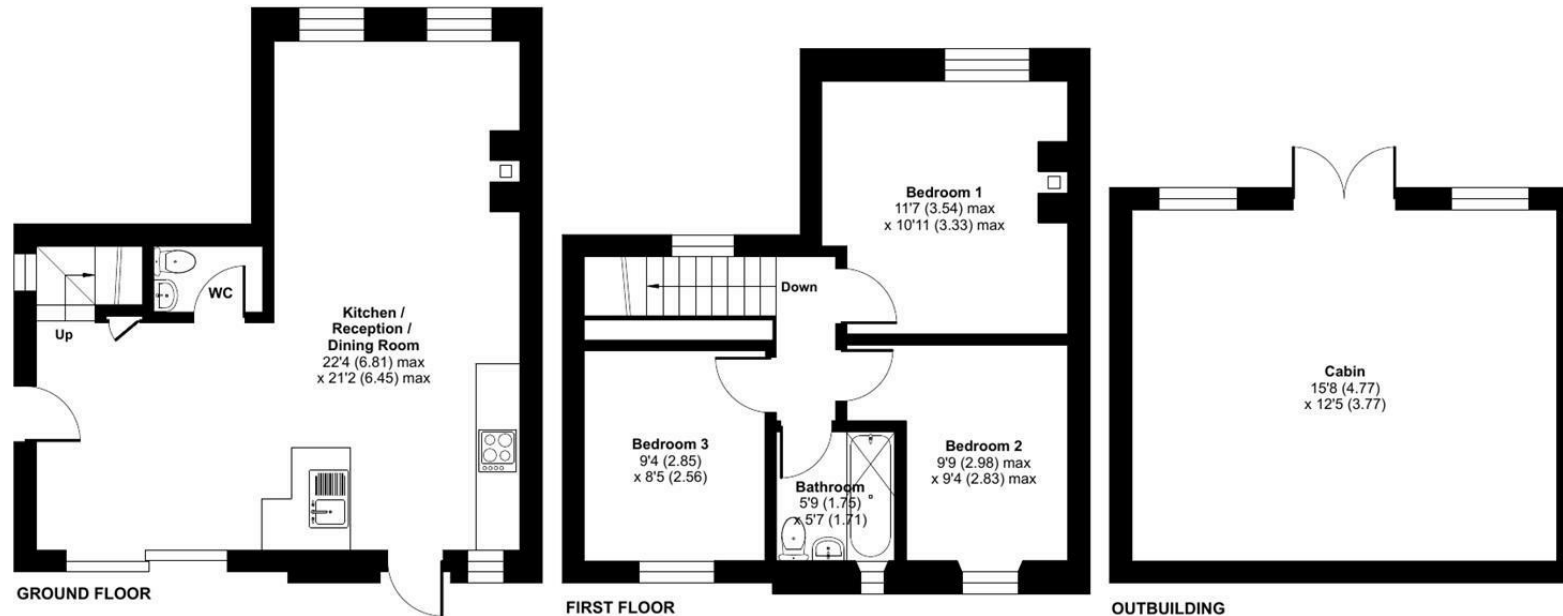
## Sells Green, Seend, Melksham, SN12

Approximate Area = 770 sq ft / 71.5 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 964 sq ft / 89.5 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). © nichecom 2026. Produced for Strakers. REF: 1463564

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