





📍 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.



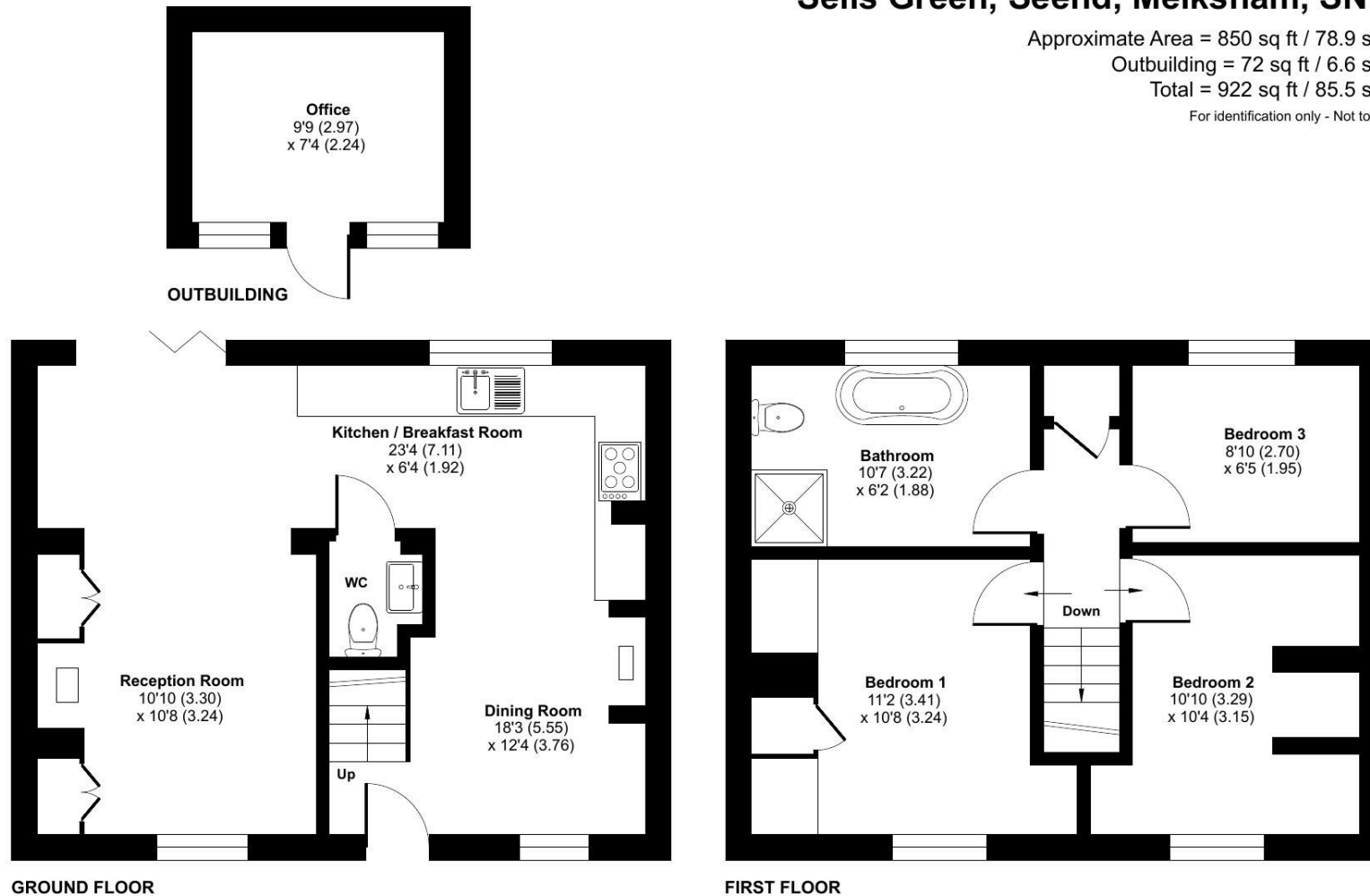
## Sells Green, Seend, Melksham, SN12

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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