



📍 Perraton House, 178a Woodrow Road, Forest, Melksham, Wiltshire, SN12 7RG

🏠 £595,000

An impressive, newly built, four bedroom, two bathroom, detached house, with good sized garden, detached office/workshop and ample driveway parking, which enjoys a most pleasant position on the edge of Melksham, backing onto open fields. NO ONWARD CHAIN

- *Newly built house which is complete and ready to move into before Christmas*
- Part Exchange Considered
- Four Good Sized Bedrooms
- Bathroom & En Suite Shower Room
- Stunning, Open Plan Kitchen/Dining/Family Room
- Bi-fold Doors Opening Onto The Garden
- Underfloor Heating, Solar Panels & EV Charging Point
- Good Sized Garden Backing Onto Fields
- Garden Office/Workshop
- Ample Driveway Parking

🚗 Freehold

🏠 EPC Rating B



Newly built house which is complete and ready to move into before Christmas Part exchange considered, please call the office on 01225 617030 for more details.

An impressive, newly built, detached house, with good sized garden, detached office/workshop and ample driveway parking, which enjoys a most pleasant position on the edge of Melksham, backing onto open fields. The property has been built to exacting standards and offers the modern benefits of underfloor heating via an air source heat pump, solar panels, positive input ventilation, UPVC double glazing, Bluetooth controlled audio system (kitchen and bedroom 1) and an EV charging point.

The spacious accommodation is arranged over two floors and comprises; storm porch, entrance hall with cloakroom off, sitting room, fabulous kitchen/dining/family room with contemporary units, Quartz worktops, integrated appliances, three Velux windows and large bi-fold doors opening onto the rear garden, utility room, principle bedroom with widespread views to the rear and en suite shower room, three further good sized bedrooms and a bathroom with modern, white suite. Loft space with power and lighting.

Externally there is gravelled, driveway parking for 2-3 vehicles and gated access to the rear. The rear garden is large, level, well enclosed and enjoys a good deal of privacy. A sandstone, paved patio seating area leads onto a generous area of lawn with ornamental bushes to the side. Detached garden office/workshop.

Situation

A bustling market town, Melksham (c.2 miles) has a number of supermarkets including Waitrose, Sainsbury's and Asda as well as a variety of shopping, leisure facilities and schools. Situated only 12 miles south of the M4 motorway, Melksham has good bus, road and rail links. The Georgian city of Bath (c.14 miles) and the ever-expanding town of Chippenham (c. 6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

Property Information

Tenure; Freehold

Services; Mains water, electricity and drainage

Underfloor heating via an air source heat pump

Council tax band; TBC

EPC Rating; B



Woodrow Road, Forest, Melksham, SN12

Approximate Area = 1557 sq ft / 144.6 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richmon 2025. Produced for Scout Whole Powered by aUp. REF: 1227738

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.