



📍 40 Shurnhold, Melksham, Wiltshire, SN12 8DG

🏠 Guide Price £450,000

Grade II listed 4 Bedroom Cottage dating back to 1685, having been lovingly owned by the same family for over 30 years with stunning large gardens that wrap around the property along with being full of period features throughout.

- Grade II Listed 4 Bedroom Semi Detached Cottage
- Wealth Character & Charm Dating Back 1685
- Stunning Large Front & Rear Well Tendered Gardens
- Ample Parking To Front & Rear Plus Single Garage
- Wonderful Views To The Front Across Farmland
- Two Principle Reception Rooms
- Viewing Strongly Advised

🏠 Freehold

🏠 EPC Rating



This very pretty Grade II listed 4 Bedroom Cottage dates back to 1685, and has been lovingly owned by the same family for over 30 years maintaining the property along with stunning large gardens that wrap around the property along with being full of period features throughout. Set on an elevated position with far reaching views to the front across open farm land the accommodation comprises of entrance hall with doors to the two separate well proportioned receptions rooms being the living room and dining room facing the front of the cottage. At the rear is the kitchen with a door leading onto a utility room which has doors to both the ground floor bathroom and a conservatory which over looks the beautiful rear gardens. Moving upstairs to the first floor are four bedrooms with two of them being double bedrooms and two being generous single bedrooms along with a small shower room. Outside comes the real wow factor being a gardeners delight having been a real passion for the owners that is a real credit to all the hard work, with larger lawn sections along with large well tendered and well stocked floral borders that are a joy to behold. At the front there is a driveway giving driveway parking for at least two cars and access to the single garage, while to the rear is an extra benefit of having an additional allocated private parking for at least two cars via a private driveway shared with the next door neighbor. In short a truly beautiful period family home set in wonderful gardens that needs to be viewed to be fully appreciated.

Situation

Shurnhold is set on the Bath side of Melksham, and offers the best of both worlds. A short level walk to the train station (lines to Trowbridge and Swindon) , and less than a mile into the town center with its ever expanding variety of shops and cafes. Bus routes to Bath, Chippenham and Devizes pick up a stones throw away and should you want some countryside walks, they are just across the road ! The villages of Shaw and Whitley are again less than a mile away and offer a popular primary school, golf and cricket club, and the acclaimed popular Pear Tree Inn. Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. 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, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property Information

Grade II Listed

Gas Central Heating

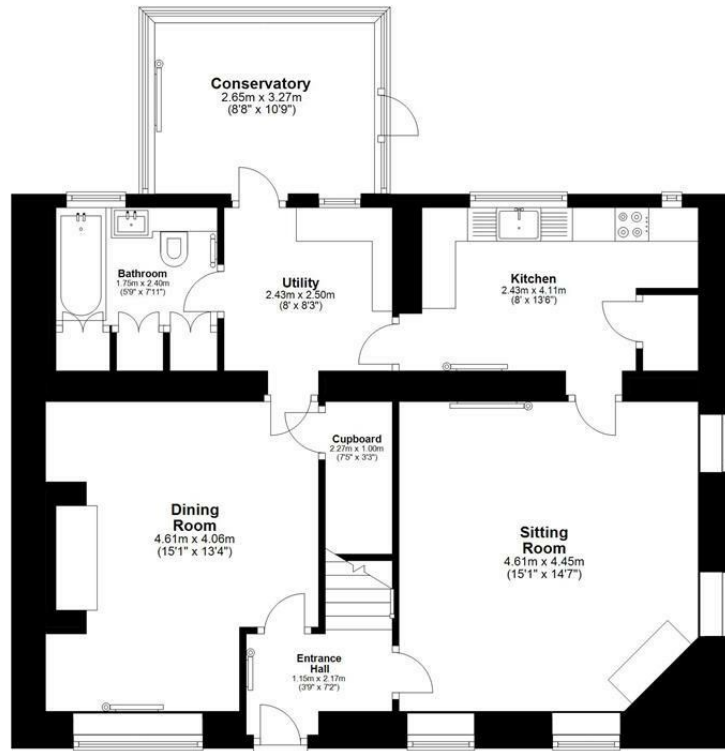
Council Tax Band: D

Mains Services



Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



Total area: approx. 155.7 sq. metres (1675.8 sq. feet)

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.