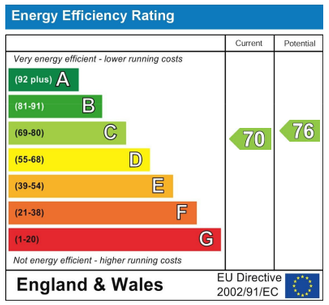
Westlands Lane, Beanacre, Melksham, SN12

Approximate Area = 1681 sq ft / 156.1 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1853 sq ft / 172 sq m
For identification only - Not to scale

FLOOR PLAN:

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1428758

EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

35, Westlands Lane, Melksham, SN12 7QE

4 Bedroom House - Detached

Offers in excess of £575,000

- A substantial family home, flooded with light over looking open fields
- Double aspect principle bedroom with ensuite shower room and dressing room, three further bedrooms
- Detached garage, ample off road parking and a wonderful outlook
- Generous living room, dining room, home office, kitchen
- Family bathroom and a downstairs cloakroom
- EPC rating C, Council tax band E, Freehold

DETAILS

An impressive detached family home, beautifully presented offering three to four bedrooms, overlooking open fields. Garage and off road parking for several vehicles.

A most beautifully presented detached family home located in the village of Beanacre, This spacious 3/4-bedroom home offers a versatile layout with generously proportioned rooms, ideal for flexible living. Upon entry, you're greeted by a welcoming hallway. To the right, a well-appointed study awaits, while directly ahead, a convenient downstairs WC is located alongside stairs leading to the upper floor. To the left, a large dual-aspect living room provides a bright and airy space. As you continue through, you'll find a well-equipped kitchen featuring ample storage space, leading to a rear porch that opens onto the garden with picturesque views over the fields beyond. Adjacent to the kitchen is a sizeable dining room, perfect for family gatherings. A hallway at the rear of the dining room features double doors opening directly to the garden, along with another door leading to the front of the property. A further versatile room on this level offers endless possibilities, whether as a fourth bedroom, sitting room, or study, and includes double doors opening to the garden.

On the first floor, two spacious bedrooms are positioned to the left of the stairs, alongside a family bathroom with a shower over the bath. To the right, the impressive primary bedroom features a dedicated dressing area and a modern en suite shower room. The views from this level are simply breathtaking, with spectacular scenery over the fields behind the property. Natural light pours into the home, creating a bright and inviting atmosphere throughout.

Externally, the property is complemented by a single garage, ample off-road parking, and stunning countryside views to the rear.

Set within Westlands Lane, the property enjoys excellent access to the A350, providing convenient links to the M4 and onward travel to Bristol, Bath, and London. For commuters, rail services are easily accessible from both Melksham and Chippenham (approximately 15 minutes away), while nearby bus stops offer additional transport options.

Despite its superb connectivity, the location also benefits from a wealth of countryside walks, along with the nearby villages of Whitley and Shaw, just over a mile away. Here, you'll find the highly regarded Shaw Primary School, local churches, a community-run village shop, golf and cricket clubs, a cycle shop, and the ever-popular Pear Tree Inn. Beechfield House is also within walking distance, perfect for enjoying afternoon tea or a relaxing spa day.

Melksham, with its growing selection of independent shops, is just a couple of miles away, while the charming town of Corsham lies only four miles from the property. Just around the corner, you can also step back in time with a visit to the National Trust village of Lacock.