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Perraton House, Woodrow Road, Melksham

Guide Price £625,000

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Reference; SW0341 Stunning, executive style four double bedroom detached family home situated on the edge of Melksham in a popular location offering the perfect balance of modern luxury and convenience. With easy access to the town, schools, and local amenities, the property enjoys a peaceful setting backing onto open countryside, complete with lovely far-reaching views. Newly built and spanning approximately 1,557 sq ft, this home has been thoughtfully designed and finished to the highest standards, providing an exceptional living space tailored for contemporary modern day family life. You enter the property via a welcoming entrance hallway with storage cupboard housing the heating system, stairs rising to the first floor and doors off to all rooms. Double doors open to the spacious lounge with large front-facing window, allowing natural light to flood the space. The heart of the home is the stunning open plan kitchen / dining / family room that lends itself perfectly for modern day living. The kitchen comprises lots of storage units including a larder cupboard that helps keep the kitchen space clutter free and a number of built in appliances to include fridge, freezer, dishwasher, double oven and 5 ring induction hob. The worktops and breakfast bar area are finished in Quartz combining style and practicality whilst five door bi-folding doors span the entire rear wall, seamlessly connecting the indoor and outdoor spaces. Three Velux roof lights provide an abundance of natural light, creating a bright, inviting atmosphere. Just off the kitchen is a useful utility room with spaces for appliances and a door giving access to the side of the property. A downstairs cloakroom completes the ground floor accommodation. To the first floor is a spacious landing, four double bedrooms, the master with en-suite shower room, and a family bathroom. The main bathroom has a heated towel rail and both the main bathroom & the en-suite have illuminated heated mirrors and wall hung, soft closing W.C. The loft space is insulated with light and power and benefits from have a Positive Input Ventilation (PIV) system. To the front is a large driveway providing ample off street parking whilst to the rear is a larger than average landscaped garden laid to lawn with sandstone patio terrace and summer house/office and storage shed. Further benefits to this impressive property include wet underfloor heating throughout, air source heat pump, solar panels, EV car charging point, Bluetooth controlled audio system in the kitchen and master bedroom and high-end finishes



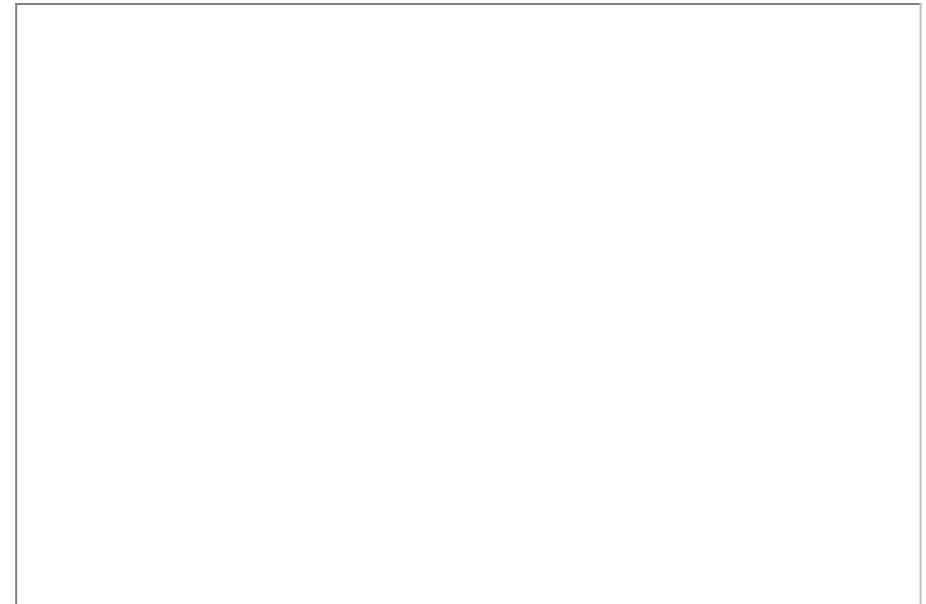
Woodrow Road, Forest, Melksham, SN12

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) Requirements. Produced for South Woods Property by RSP - 10/21/2024

- Please Quote Reference SW0341
- Newly Built (approx. 1,557 sq ft)
- Four Double Bedrooms
- Kitchen With Built In Appliances & Larder Cupboard
- EV Car Charging Point & Bluetooth Controlled Audio System
- Executive Style Detached Family Home
- Edge Of Town Location With Countryside Views
- Stunning Kitchen / Dining / Family Room With Bi-Folding Doors
- Wet Underfloor Heating Throughout, Air Source Heat Pump & Solar Panels
- Large Garden With Summerhouse / Office & Storage Shed



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