



25a Shaw Hill, Melksham, SN12 8EU
£1,000,000



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£1,000,000

Orchard House, 25a Shaw Hill, SN12 8EU

Rivendell Estates is delighted to offer Orchard House to the market. This exceptional five-bedroom, four-reception room, four-bathroom, detached family home is located in a delightful village and comes to the market chain free.

Set within circa 3 acres of stunning formal gardens and an impressive arboretum, with the rare opportunity to acquire an additional 14 acres of adjoining land by separate negotiation.

Situated within a private lane, this substantial home is accessed by a beautiful tree-lined gated driveway, which offers ample off-street parking.

When entering the property, you are greeted with an inviting entrance hallway, with the main staircase leading to the first floor.

This property features a spacious, light drawing room, a second living room, and a formal dining room and study.

The "heart of the home" kitchen and dining area benefit from a four-oven Aga with beautiful Terrazzo flooring. Just off the kitchen, is a separate utility room, lobby area and a useful boot room.

There is a shower room and access to the first floor via a secondary staircase leading from the living room.

On the first floor, there is a generous master bedroom with a large en-suite, three more double bedrooms, and a good-sized single bedroom, plus two further bathrooms.

Externally, the property has a double garage, a wood store, and gardeners' sheds. The raised patio is a beautiful space to entertain and enjoy a sunny aspect.

With formal gardens and a magnificent arboretum to enjoy, this is a gardener's delight which has been lovingly tended by the current owners.

This amazing home is offered for sale with No Onward Chain.



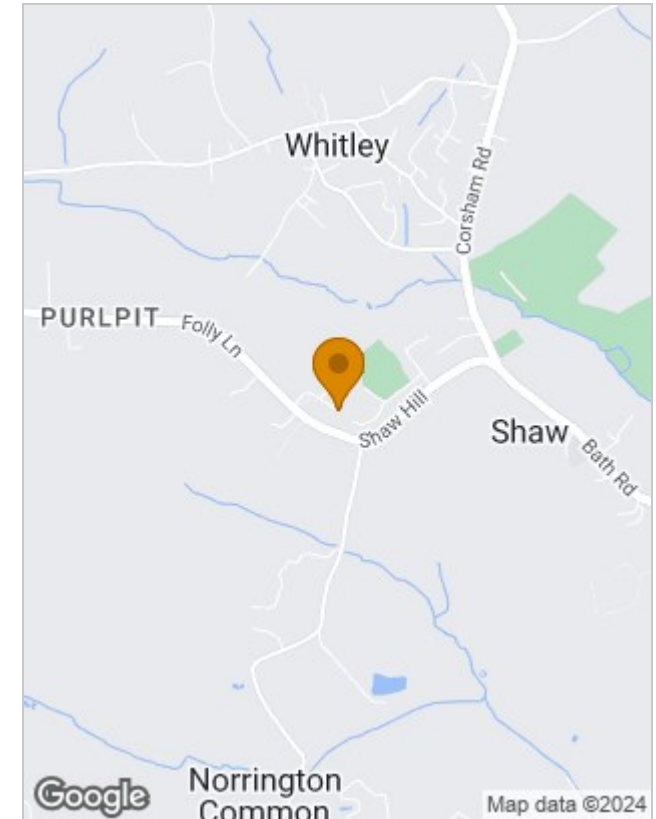




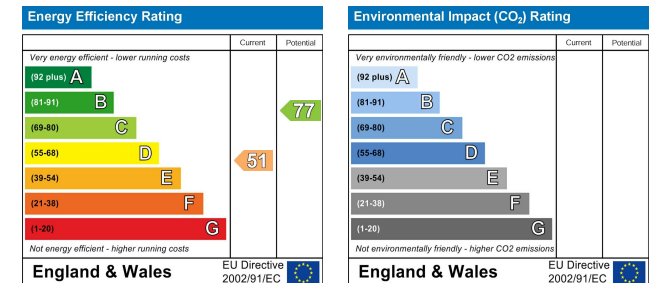
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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