



New Road, Melksham SN12 7QY

welcome to

New Road, Melksham

A unique opportunity with huge potential – three-bedroom detached home with possible annexe on 1/3 acre. Call now to book your viewing!



Set within a generous plot of approximately one-third of an acre, this three-bedroom detached property offers a rare chance to acquire a home full of character and enormous potential. Tucked away behind its own private driveway, the property is in need of full renovation but provides ample scope for extension and reconfiguration, subject to the necessary planning permissions.

The current accommodation includes an entrance porch into a lounge featuring open fireplace with wood burning stove and exposed beams, study/family room with exposed character beams, a dining room with patio doors leading to patio area, kitchen with larder cupboard and porch leading to side entrance with storage cupboard. Upstairs, there are three good-sized bedrooms and a family bathroom, all offering comfortable proportions and views over the grounds. Outside, the property benefits from a spacious wrap around front and rear garden, driveway parking for several vehicles, there is also a lovely orchard and a detached outbuilding that offers exciting potential as an annexe, garage. This space currently comprises a utility room, workshop, store room, and a garage, with stairs leading up to a playroom or additional bedroom—ideal for multi-generational living, guest accommodation, or a home office setup. With its charming features, substantial plot, and versatile layout, this is a truly rare find and a fantastic opportunity to create a bespoke family home in a desirable location.

Entrance Porch

Lounge

16' 10" x 11' 9" (5.13m x 3.58m)

Study/Family Room

13' 10" x 11' 2" (4.22m x 3.40m)

Dining Room

18' 3" max x 13' 7" (5.56m max x 4.14m)

Kitchen

15' x 11' 6" (4.57m x 3.51m)

Landing

Bedroom One

14' 5" x 15' 2" max (4.39m x 4.62m max)

Bedroom Two

16' 6" x 10' 10" (5.03m x 3.30m)

Bedroom Three

14' 1" x 11' 7" max (4.29m x 3.53m max)

Bathroom

Toilet

Potential Annexe

Utility Room

Workshop

Store Room

Garage

Playroom

Large Front Garden

Large Rear Garden

Driveway Parking

Long Private Entrance

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

New Road

- No onward chain , ready for a smooth and hassle-free purchase.
- Three-bedroom detached home with character and charm.
- Set on approximately one-third of an acre offering privacy and space.
- Detached garage with its own footprint—can be rebuilt as a 'granny annexe' or adapted to suit your needs, no planning permission required.
- Private driveway with parking for several vehicles in a desirable location.

Tenure: Freehold EPC Rating: C

Council Tax Band: F



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHP110609 - 0009

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