



📍 Butlers Quarters Longlease Lane, Melksham,
Wiltshire, SN12 6QJ

🏠 Guide Price £725,000

A strikingly handsome period home set down a long driveway of equally impressive homes, in approximately 1/2 an acre of well maintained gardens.

- A Unique & Charming Home In A Wonderful Setting
- Immaculately Presented Interior
- Beautiful Gardens Of Circa 1/2 An Acre
- 3 Bedrooms In Main House
- Double Garage With Studio/4th Bedroom Over
- 23'10" x 21'10" Triple Aspect Sitting/Dining Room
- Bespoke Kitchen & Study/Bedroom
- Stylish Refitted Bathroom & En Suite
- Charming Outbuilding 'Garden Pantry'

🏡 Freehold

🏠 EPC Rating D



A magnificent wing of a Grade II Listed home, 'Butlers Quarters' is a truly unique and charming home located in a delightful setting on the edge of the thriving Market town of Melksham. The property has a real sense of arrival as it is approached through electric gates and up a long driveway into Butler Quarters' own large driveway and front gardens enclosed by ranch style fencing.

Internally, an entrance hall with oak flooring and refitted downstairs cloakroom leads through to a stunning 23'10 x 21'10 triple aspect sitting/dining room with oak flooring and Bath stone fireplace. A beautiful light and airy room to entertain in. Also set off the hall is a bespoke kitchen with granite worktops and upstands, an integrated fridge/freezer, gas Range style cooker and dishwasher. There is a separate study with fitted desk and shelving and a large double bedroom with 3 sash windows a range of wardrobes and a door into a luxurious en suite shower room with a contemporary radiator and quality finish. On the first floor there is an equally gorgeous family bathroom with exposed stone walling and a spa bath, plus a dual aspect double bedroom. The third double bedroom is accessed via spiral staircase off the landing and is a great teenagers bedroom.

Outside, the property features a detached double garage with light, power and twin electric doors. An external staircase ascends to a wonderful 25'3 long open plan studio/4th bedroom with a small kitchenette and its own en suite shower room. This would make an ideal annexe or Air BnB opportunity. There is ample parking for the house and studio. Another endearing feature is the stone built 'Garden Pantry' outbuilding with slate roof that is kitted out with a range of kitchen units and oak worktops, Mirroring the same design as the pantry is a lovely outside timber clad garden store with light and power. To the rear is a good sized level lawn with established borders and a large sun terrace with outside lights and a Listed dovecote.

Situation

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 of interest 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.

Reputed local schools include Dauntsey's, Marlborough College, St Augustine's in Trowbridge, St Mary's in Calne and Stonar.

Property Information

Council Tax Band: E

Agents note: The property is in the curtilage of a Listed Building.

There is a water softener connected at the property.

Services: All mains services are connected at the property.



Butlers Quarter, Longleaze Lane, Melksham, SN12

Approximate Area = 1634 sq ft / 151.8 sq m (excludes pantry)

Limited Use Area(s) = 131 sq ft / 12.1 sq m

Garage = 329 sq ft / 30.5 sq m

Outbuilding = 69 sq ft / 6.4 sq m

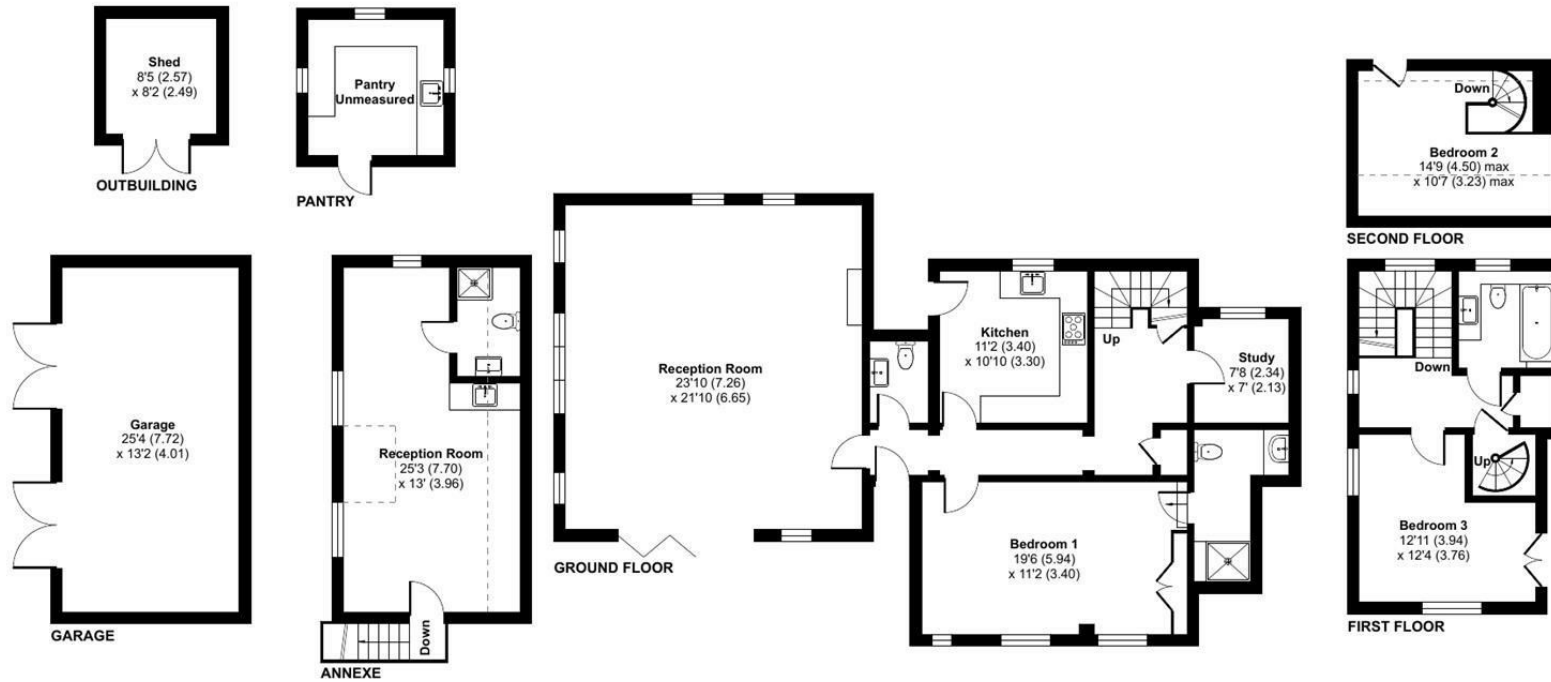
Annexe = 248 sq ft / 23 sq m

Total = 2411 sq ft / 223.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1094157

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