



📍 Lock House, 27 Dial Close, Seend, Melksham, Wiltshire, SN12 6NP

🔗 Guide Price £850,000

A superb family home with a beautiful south facing garden, a flexible home office/games room and additional outbuildings offering great potential for conversion.

- Immaculate 4 Bedroom Presented Family Home
- 3 Reception Rooms + 22ft Conservatory
- Contemporary Family Bathroom & En Suite
- Refitted Kitchen + Utility Room
- Beautiful South Facing Walled Gardens
- Flexible Outdoor Office/Games Room
- 33ft Open Fronted Barn + Large Attached Workshop
- Potential For Conversion To An Annex / Separate Dwelling (STPP)
- Double Garage + Ample Private Parking
- Highly Sought After Wiltshire Village

🏠 Freehold

🏠 EPC Rating C



'Lock House' is a most impressive property that combines a generous 4 bedroom modern family home with a splendid 33ft open fronted barn, an attached workshop and a charming outdoor home office/games room. Located in the picturesque and highly sought after village of Seend, the property has great potential to create an annex or separate dwelling (subject to planning) and could therefore work wonderfully well for multi generational living.

The house itself offers well presented comfortable living with a generous layout that includes 3 reception rooms (a 21ft sitting room, separate dining room and flexible study/snug), complemented by a delightful 22ft conservatory accessible via double doors from both the dining room and sitting room and French doors opening on to the garden. Set off the hall is a refitted cloakroom and a stylish updated kitchen with travertine tiled flooring, solid granite worktops and upstands and a range of quality integrated appliances (including a dishwasher, double oven 4 ring hob and a water softener). There is also a useful utility room off the kitchen with a fridge/freezer and washing machine. On the first floor, there are four bedrooms all with wardrobes/cupboards plus a modern family bathroom and en suite shower room to the principal bedroom.

Outside, the house really comes into its own with a wide driveway providing ample parking including a hard standing for a caravan. The double garage has electric doors, light and power and eaves storage. The attractive well maintained gardens are south facing and mainly laid to lawn but feature espalier conference pear trees, plum, apple and cherry trees, a vegetable patch with an adjacent newly roofed potting shed, a greenhouse and a lovely old dry stone wall. The open fronted cow byre has a vaulted ceiling with exposed beams, light and power and is a great area for al fresco eating/entertaining space and there is storage galore and lots of scope for alternative uses with the attached workshop.

Situation

The property is situated within the picturesque village of Seend. The local amenities in Seend and Seend Cleeve (the adjacent hamlet) include a shop/post office, a church, a village hall, an excellent primary school across the road and two public houses. A more comprehensive range of facilities can be found in the nearby historic town of Devizes, providing a thriving weekly market, leisure centre, schools for all ages, town centre shopping, museum, theatre and cinema (being renovated). Other major centres of Bath, Bristol, Swindon and Trowbridge are all in commuting distance, whilst Chippenham has a main line rail station providing a direct line to London (Paddington).

Property Information

Services: Mains water, drainage and electricity. Oil fired central heating. LPG fire in sitting room.


Solar panels (owned) on a good original feed in tariff.

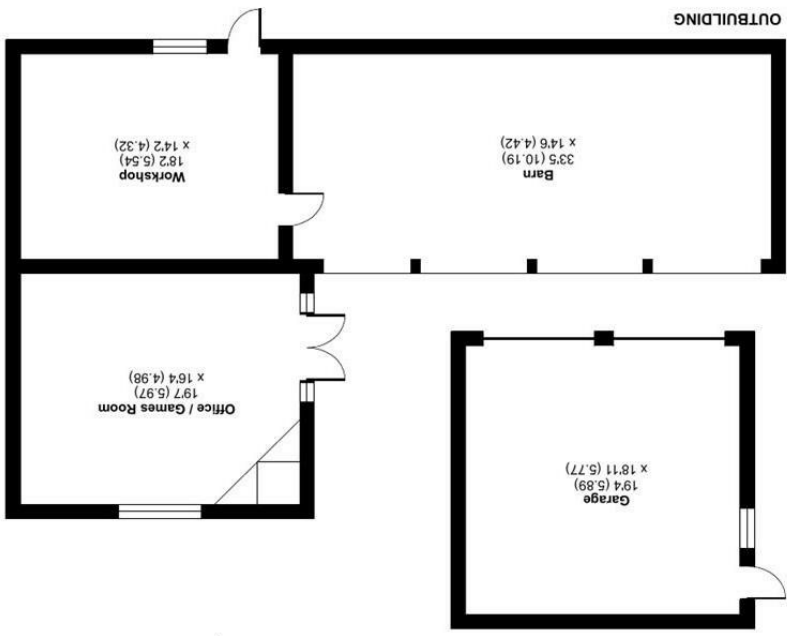
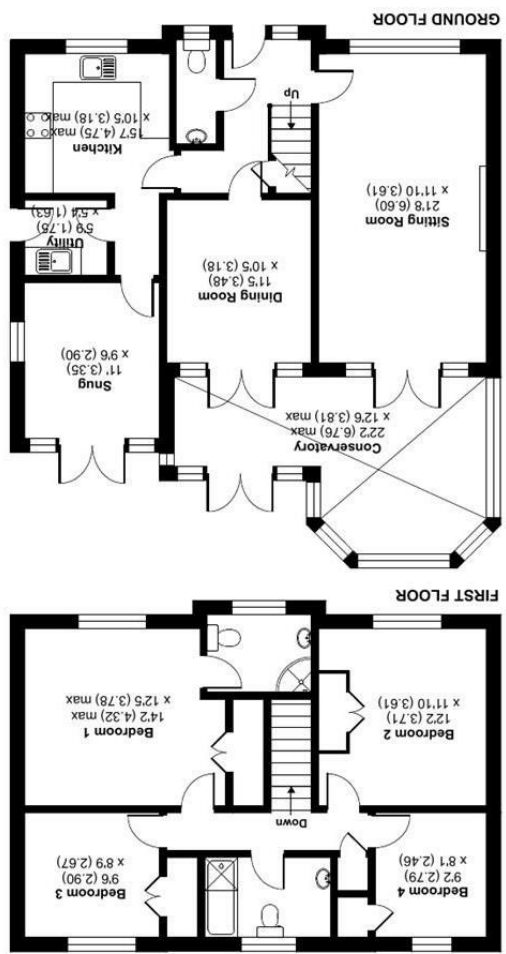
Office/games room has a log burner.

Council Tax: Band F



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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhocom 2024.
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Dial Close, Seend, Melksham, SN12
 Approximate Area = 1718 sq ft / 159.6 sq m
 Garage = 367 sq ft / 34 sq m
 Outbuilding = 1106 sq ft / 102.7 sq m
 Total = 3191 sq ft / 296.4 sq m
 For identification only - Not to scale