



📍 The Appleyard Spout Lane, Seend, Melksham, Wiltshire, SN12 6PE

🏠 Guide Price £425,000

A most impressive individually designed family home built to a high specification finish.

- Stylish Contemporary Home
- State Of The Art Eco Heating System With Air Source Heat Pump
- 3 Double Bedrooms, Bathroom + En Suite
- Stunning Fully Fitted Kitchen/Diner
- Private South Facing Garden
- Kennet & Avon Canal On The Doorstep
- Parking for 3 to 4 cars With Electric Vehicle Charging Point
- 10 Year Build Zone Warranty
- No Chain – Move In Ready

🏡 Freehold

🏠 EPC Rating



Beautifully designed to offer spacious, light and airy accommodation, this lovely one-off newly built home has just been completed and is ready to move straight in with flooring, a turfed garden and patio all included! This handsome timber clad property is nicely situated being just a stone's throw from both the historic Kennet and Avon Canal and a popular public house.

The high specification finish includes an air source heat pump with underfloor heating to the ground floor and radiators on the first floor, ample power and USB points, EV car charging point, a fully fitted kitchen plus quality bathroom suites. A 10 year Build Zone warranty offers buyers peace of mind.

A good sized hallway with wood effect flooring, fitted coat hooks and downstairs cloakroom, leads off to a sitting room with TV/telephone and USB points. The delightful 17'9" fully fitted kitchen features bi folding doors to the garden, low level plinth lighting and an island/ breakfast bar. The 2-tone kitchen is well equipped with a 4 ring halogen hob with extractor, dishwasher, fridge/freezer and double oven. Set off the kitchen is a useful utility room with a cupboard housing the pressurised water cylinder and underfloor heating manifolds. On the first floor there is a smart contemporary family bathroom and a handy storage cupboard with a sensor light and a skylight. There are 3 bedrooms with the main bedroom enjoying a luxurious en suite and space for wardrobes.

The tarmac driveway provides off road parking for up to 4 cars with an apple tree and further planted saplings, a stylish outside light and post box. There is access to both sides of the house with a gate leading to the fully enclosed private lawned garden with a generous Indian sandstone patio sun terrace.

Situation

'The Appleyard' is situated on the edge of the village of Seend in the small hamlet of Sells Green which is conveniently placed between the larger towns of Devizes and Melksham. Sells Green is a mixture of houses and cottages and borders open countryside with the famous Kennet and Avon canal just a stone's throw away as is the local public house 'The Three Magpies.' Both nearby towns offer a good range of shopping and entertainment facilities.

Property Information & Specification

Services: Mains water, drainage & electricity. The house comes with a 10 year Build Zone Warranty.

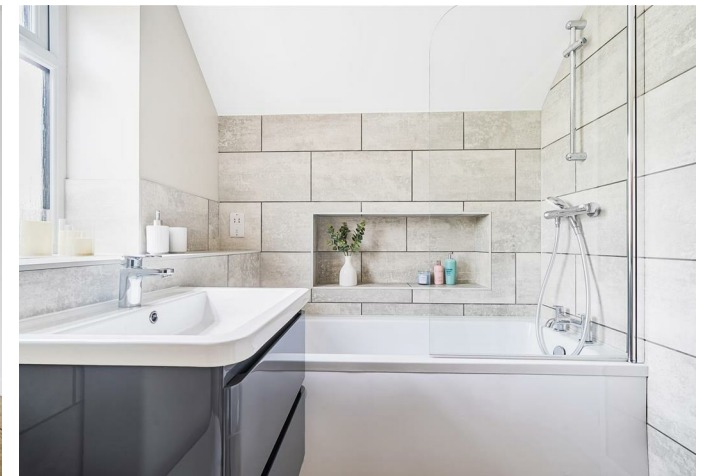
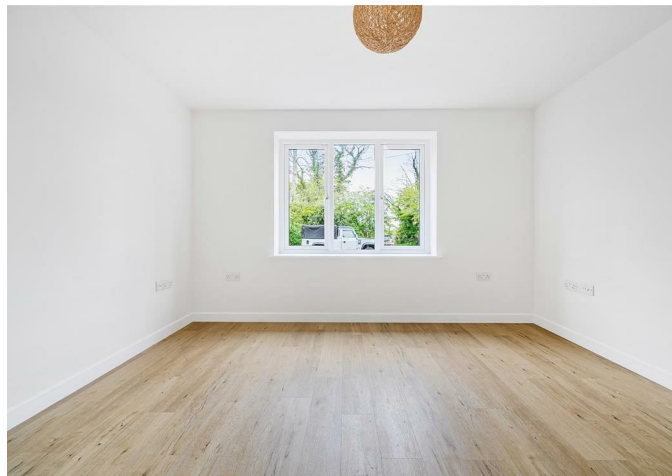
Specification: 'Grant' air source heat pump with underfloor heating to ground floor and radiators to first floor.

Electric car charging point. Feature planting to front garden & turfed rear garden with patio.

Cat 6 cabling in place and cabling all set up for solar panels to be installed by new owners. New close board fencing.

Council Tax: New build so still to be determined.

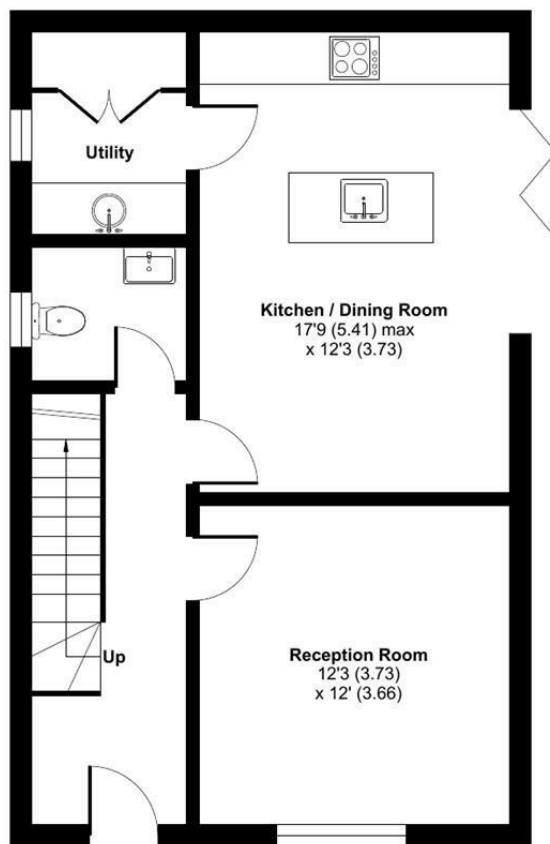
Predicted SAP Rating: B



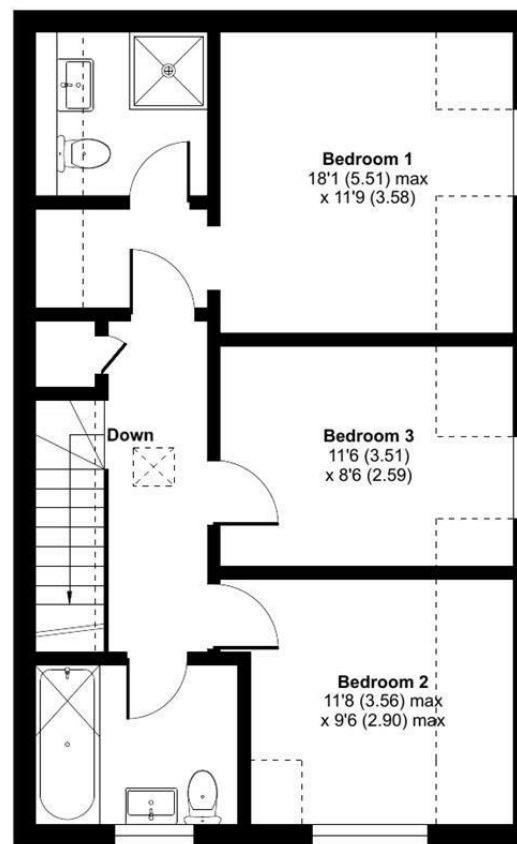
The Appleyard, Spout Lane, Sells Green, Seend, SN12

Approximate Area = 969 sq ft / 90 sq m
 Limited Use Area(s) = 165 sq ft / 15.3 sq m
 Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1117863

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