





📍 Tocwood, 35 Seend Cleeve, Seend Cleeve, Wiltshire, SN12 6PU

🏠 £450,000

A spacious 3-bedroom detached bungalow, with incredible far-reaching views to the rear, in the sought after hamlet of Seend Cleeve.

- Incredible far reaching views
- 3-bedroom detached chalet bungalow
- Well-maintained and mature rear garden
- Sought after hamlet of Seend Cleeve
- Amazing walks on your doorstep
- Solar panels and an EV charger
- En-suite wet room to principal bedroom
- Driveway parking.

🏡 Freehold

🏠 EPC Rating D





Situated in the popular hamlet of Seend Cleeve, this 3-bedroom, chalet style, detached bungalow has some of the most incredible, far reaching views you are likely to find on the market.

Approaching the home from the driveway, through the easily-maintainable front garden, an entrance porch, leading to an entrance hallway, greets you. Off the entrance hallway is the bay-fronted living room, made cosy and warm by the multi-fuel burning stove, with space for book shelving/storage to the rear of the room. To the other side of the entrance hallway, is the spacious kitchen/diner, with a range of floor/wall mounted & free standing units, electric Aga, boiling water tap, water softener and incredible views from a window above the sink, making washing up not such a bore. Off the kitchen is a separate utility room, with W/C, external access and garage access. There is a family bathroom on the ground floor with shower over the bath, under floor heating and instant hot water tap.

The principal bedroom is on the ground floor, with walk in low level shower and a large window to the rear so you can enjoy the far-reaching views as soon as you wake up. Bedrooms 2 and 3, on the first floor, offer spacious accommodation and ample storage.

Externally, there is driveway parking for around 4 vehicles, part of the garage has been converted to the utility but the front part is still used to provide good storage. Solar panels and an EV charger are installed at the property. The rear garden is an absolute delight, starting with a decked area at the top, ideal for sitting and enjoying the outlook, the garden is mostly laid to lawn with mature trees & shrubbery, ponds, patio area and a large shed. There is further external storage available through coal bunkers.

#### **Situation**

The home is located on the edge of Seend in the hamlet of Seend Cleeve, and enjoys wonderful countryside views to the rear. Seend Cleeve has two thriving public houses and delightful walks along the canal tow path which is just a short stroll away. The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which align the High Street. It provides a wide range of amenities including a local store/post office, a Church, primary school, playing field, village hall and community centre. Seend is five miles west of the historic market town of Devizes and the major centres of Bath, Chippenham and Salisbury are all within a 25 mile radius.

#### **Property Information**

Electric heating with off-peak and domestic tariffs. All other mains services are connected.

Solar panels are owned with the property, installed in 2010. An EV charger is installed to the front of the property.

Tenure: Freehold.

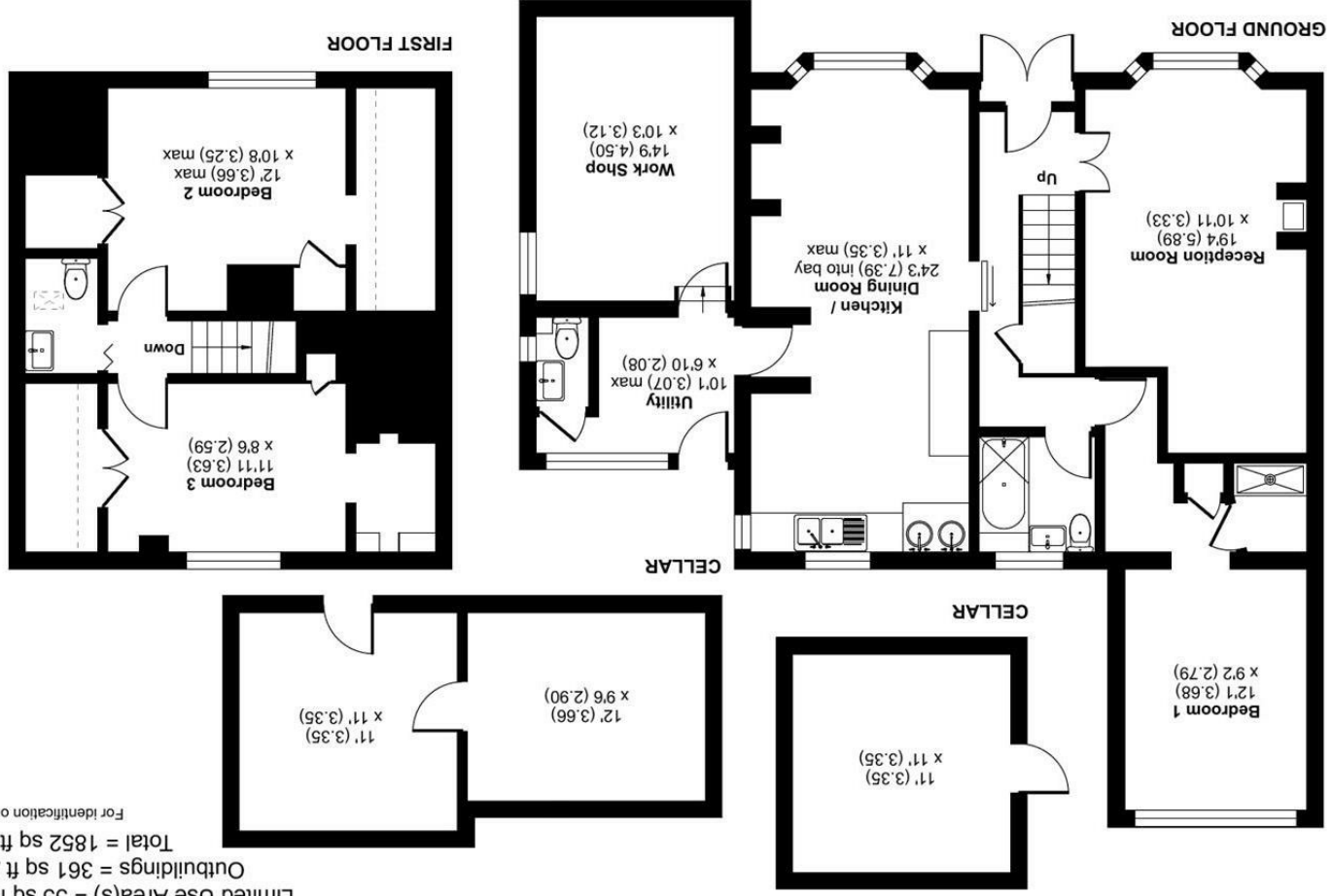
Council tax band: E

EPC rating: D



# Seend Cleeve, Seend, Melksham, SN12

Approximate Area = 1436 sq ft / 133.4 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Outbuildings = 361 sq ft / 33.5 sq m  
 Total = 1852 sq ft / 172 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2024.  
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