



📍 Sand Cottage, 8 The Stocks, Seend, Wiltshire, SN12 6PH

🏠 Guide Price £695,000

A charming four bedroom period home with incredible far reaching views, a generous plot of circa 0.4 acre and an 1100sqft outbuilding offering lots of potential usages.

- Four Bedrooms
- Detached Character Property
- Large Gardens (c.0.4 acre in total)
- Dual Access Arrangement With Ample Parking
- Stunning Elevated Views
- 1167sqft Outbuilding With Potential
- Sought After Rural Location
- Equidistant From Devizes and Trowbridge
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A spacious detached period home with a wealth of character features, set on a wonderful plot of 0.4 acre. With a flexible layout approaching 2,000sqft, commanding countryside views to 3 sides, and a large single storey outbuilding (over 1100sqft) offering a range of potential options.

With the original house dating back to circa 1850 (and originally 2 residences), the house is now a single dwelling which has been extended to form a charming and nicely presented individual family home. Located on the outskirts of the village of Seend in the popular hamlet of Seend Cleeve, 'Sand Cottage' is set in approximately 0.4 acres and has a dual access arrangement, with a long private driveway to the rear leading to the existing cattery/single storey outbuilding with a further driveway off the main road to the house itself. Depending on the intentions of the future owner, there is a wonderful opportunity to develop the current cattery/outbuilding area to the rear. We feel this could make an ideal annexe/studio/outdoor office area (all subject to the relevant planning permissions).

The main house is a generously proportioned four bedroom home, retaining many original character features including an Inglenook fireplace and exposed beams, and offers stunning elevated views across the valley and out towards Salisbury Plain. On the ground floor is a large kitchen/breakfast room with a pantry cupboard, a range of floor and wall units and dual aspect views over the gardens. There is a delightful sitting room that opens into a family room/snug, a utility room and downstairs shower room. Upstairs are four double bedrooms, two of which have en-suites. The vaulted main bedroom is particularly lovely and takes in those wonderful rural views.

Situation

The house is located on the edge of Seend in the pretty hamlet of Seend Cleeve, and enjoys wonderful countryside views. Seend Cleeve has two thriving public houses and delightful walks along the canal tow path. 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

Council Tax: Band E

Services: Oil fired central heating, mains water, drainage and electricity



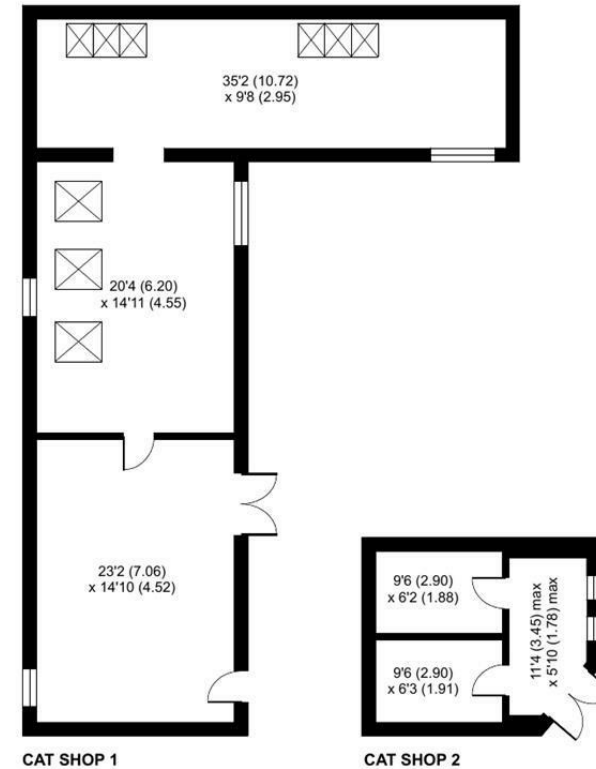
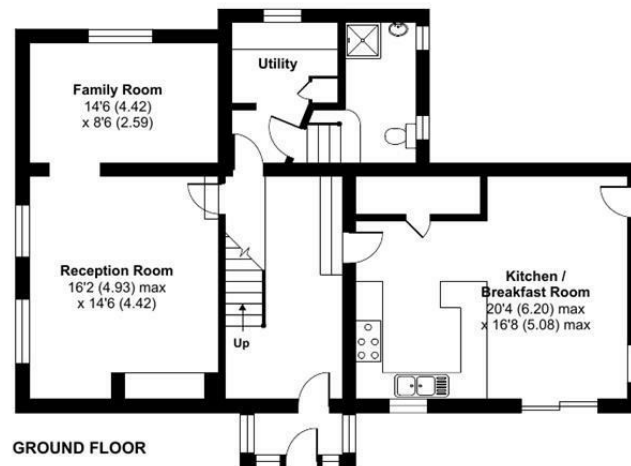
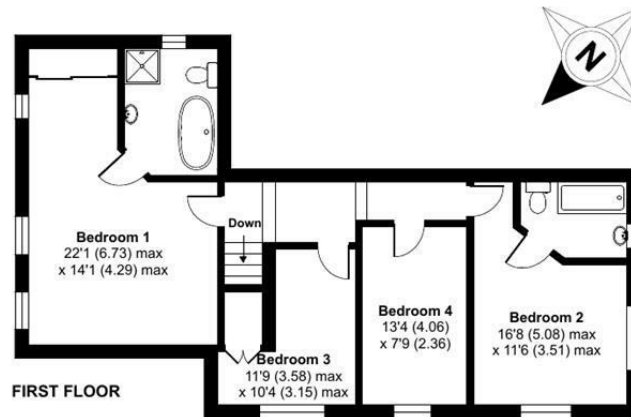
The Stocks, Seend, Melksham, SN12

Approximate Area = 1908 sq ft / 177.3 sq m

Cat Shops = 1167 sq ft / 108.4 sq m

Total = 3075 sq ft / 285.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Strakers. REF: 842439

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