





📍 Magnolia Cottage, 13 Sells Green, Seend, Wiltshire, SN12 6RW

🏠 Guide Price £310,000

A simply stunning 3-bedroom end of terrace cottage. With character features and immaculate presentation throughout, this wonderful home is well-situated in the hamlet of Sells Green.

- Stylish 3-bedroom end of terrace cottage
- Immaculate presentation throughout
- Great flow to the ground floor
- Downstairs W/C and upstairs bathroom
- Delightful rear garden
- Decked seating area with pergola
- Summerhouse with electricity
- Electric underfloor heating in kitchen/snug

🏡 Freehold

🏠 EPC Rating E





A beautifully presented three-bedroom end of terrace cottage, quietly positioned in the sought-after hamlet of Sells Green. This charming home combines period character with contemporary styling and is finished to an exceptional standard throughout.

The ground floor offers a fantastic sense of space and versatility, featuring a light-filled 23ft kitchen/snug, with electric underfloor heating and a pleasant garden outlook, a separate dining room, and a cosy sitting room, all thoughtfully laid out for modern living. A downstairs W/C adds extra convenience.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, all with well designed storage solutions and all serviced by a modern family bathroom with bath and overhead shower.

To the rear, a beautifully landscaped garden offers a mix of lawn, mature planting, and a raised decked seating area with pergola – perfect for relaxing or entertaining outdoors.

Located in a peaceful setting with good road links to Devizes, Melksham, and beyond, Magnolia Cottage is ideal for those seeking a turn-key home with character in a semi-rural location.

### **Situation**

The cottage is situated 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 close by and local public house within walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

### **Property information**

Electric heating. We are advised mains water, drainage and electricity are connected.

Agents note: There is a right of access for neighbours to access their rear garden.

Tenure: Freehold

Council tax band: C

EPC rating: E



## Floor Plan

Approx. 807 square feet



Floorplan may not be exactly to scale but is for illustrative purposes only  
Plan produced using PlanUp.

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