



📍 Thornham House Trowbridge Road, Seend, Wiltshire, SN12 6PQ

🏠 Guide Price £1,250,000

A most impressive individually designed detached family home set in 3.85 acres with outstanding countryside views.

- Handsome Modern Home
- Incredible Rural Setting
- In All About 3.85 Acres
- Views To Die For
- High Quality Finish Throughout
- 6 Bedrooms, 3 Receptions
- Barn Style Double Carport
- Single Garage, Ample Parking
- Offered With No Onward Chain

🏡 Freehold

🏠 EPC Rating C



****Incredible Rural Setting** Far Reaching Views** Gardens and Paddocks Approaching 4 Acres** High Specification Modern Home Finished in 2018** No Chain**

This exceptional country property was completed in 2018. Designed with care and attention to detail by the current owner, its handsome looks complement an enviable setting with great views over open countryside. The accommodation is arranged around a large hall with flagstone flooring and an impressive oak staircase which links all three floors. A bespoke, 30ft kitchen/dining room and the sitting room, with an inviting log-burning stove, suit the country style whilst bi fold doors take in the wonderful location. Four double bedrooms on the first floor have fabulous views and there are stylish en suite shower rooms with Carrara marble vanity tops and double showers to the master and guest bedrooms. On the second floor there are two further double bedrooms and a bathroom.

Outside, estate-railing and hedging enclose an attractive garden with lawns and a large terrace by the house accessed via bi fold doors. A gated drive leads up to the barn-style range which provides garaging for three cars; two are open-fronted.

There are two adjoining paddocks, with water laid on and in all the property extends to about 3.85 acres.

Situation

The property is tucked away down a small, no-through country lane leading up to two principal houses. The highly sought after Wiltshire village of Seend and Seend Cleeve have a thriving community and is well known for its many fine period buildings which align the High Street. It provides a range of local amenities including a store/post office, two public houses, Church, primary school etc. The village is approximately 5 miles west of the historic market town of Devizes which boasts a range of facilities and there are good road links closeby (including A303/M4) to Bath, Bristol, London and the West Country. The major cultural centres of Bath (17 miles) and Salisbury (26 miles) are very accessible which offer a wider range of amenities. Mainline railway stations with links to London can be found in Chippenham, Westbury and Pewsey. There are a number of well-respected schools in the area to include Dauntsey's, Stonar, Marlborough College and St Marys in Calne.

Directions

Leave Devizes on the A361 Bath Road, proceed out of town and turn left just before the traffic lights sign posted to Seend. Proceed through the village, past the Post Office and former public house. Drop down the hill and almost opposite the turning for Seend Cleeve (which is on the right hand side) is a left hand lane signed Little Thornham Farm. Take this left turning and continue down New Lane, over the cattle grid and Thornham House will be found on the right hand side fronting on to fields.

Property Information

Council Tax Band: G

Services: Mains water and electricity. Private drainage. LPG heating and cooker. Under floor heating to the living areas of the ground floor.

Fibre Optic broadband is also available.

EPC Rating = C



Trowbridge Road, Seend, Melksham, SN12

APPROX. GROSS INTERNAL FLOOR AREA 3311 SQ FT 307.6 SQ METRES (EXCLUDES VOID & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property it quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2019 Produced for Strakers REF : 484561

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