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📍 Woodpeckers Berhills Lane, Melksham, Seend, Wiltshire, SN12 6RR

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Wiltshire, SN12 6RR

🏠 Guide Price £699,950

A modern, energy efficient 5-bedroom detached family home. With over 2000 sq ft of accommodation set across 3-storeys in a quiet rural location, this home is ready to move straight in with no onward chain.

- Beautifully presented throughout
- 5-bedroom modern detached family home
- Air source heat pump
- Under floor heating to the ground floor
- Spacious accommodation of over 2000 sq ft
- No onward chain
- Flexible accommodation throughout
- Generous rear garden with far reaching views
- Ample driveway parking
- Principal bedroom with en-suite

🏡 Freehold

🏠 EPC Rating C



Woodpeckers is an attractive, energy efficient and generously proportioned modern detached home, offering five bedrooms and flexible living space arranged over three storeys. Positioned along the quiet and desirable Berhills Lane in the hamlet of Seend Cleeve, this thoughtfully designed property enjoys a peaceful village setting with far-reaching countryside views to the rear.

The accommodation is well suited to family life, with two reception rooms on the ground floor, including a dual-aspect dining room with open fire, a second garden-facing reception room, and a study—ideal for home working. The large kitchen/breakfast room is complemented by a utility room and downstairs cloakroom, with underfloor heating throughout the ground floor for year-round comfort. The study is also accompanied by a shower, W/C and further utility, so could be repurposed into accommodation, depending on one's needs.

On the first floor are three well-sized bedrooms and a modern family bathroom, including a spacious principal bedroom, overlooking the garden, with its own en-suite shower room. All bedrooms on the first floor boast built-in storage. The top floor features two further double bedrooms with access to useful eaves storage, perfect for guests or older children.

Externally, the property enjoys a substantial rear garden—mainly laid to lawn and backing onto open fields, offering a private and picturesque outlook. A gravelled area and patio provide great space for outdoor dining and entertaining. To the front, there is ample driveway parking and scope for a garage. The house is located within walking distance of the popular Three Magpies pub and is offered to the market with no onward chain.

Situation

Berhills Lane is a rural lane that forms part of the wider parish of Seend adjacent to 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 The Three Magpies, within walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

Property information

Air source heat pump with underfloor heating upstairs and radiators upstairs. We are advised all other mains services are connected.

Tenure: Freehold

Council tax band: E

EPC rating:



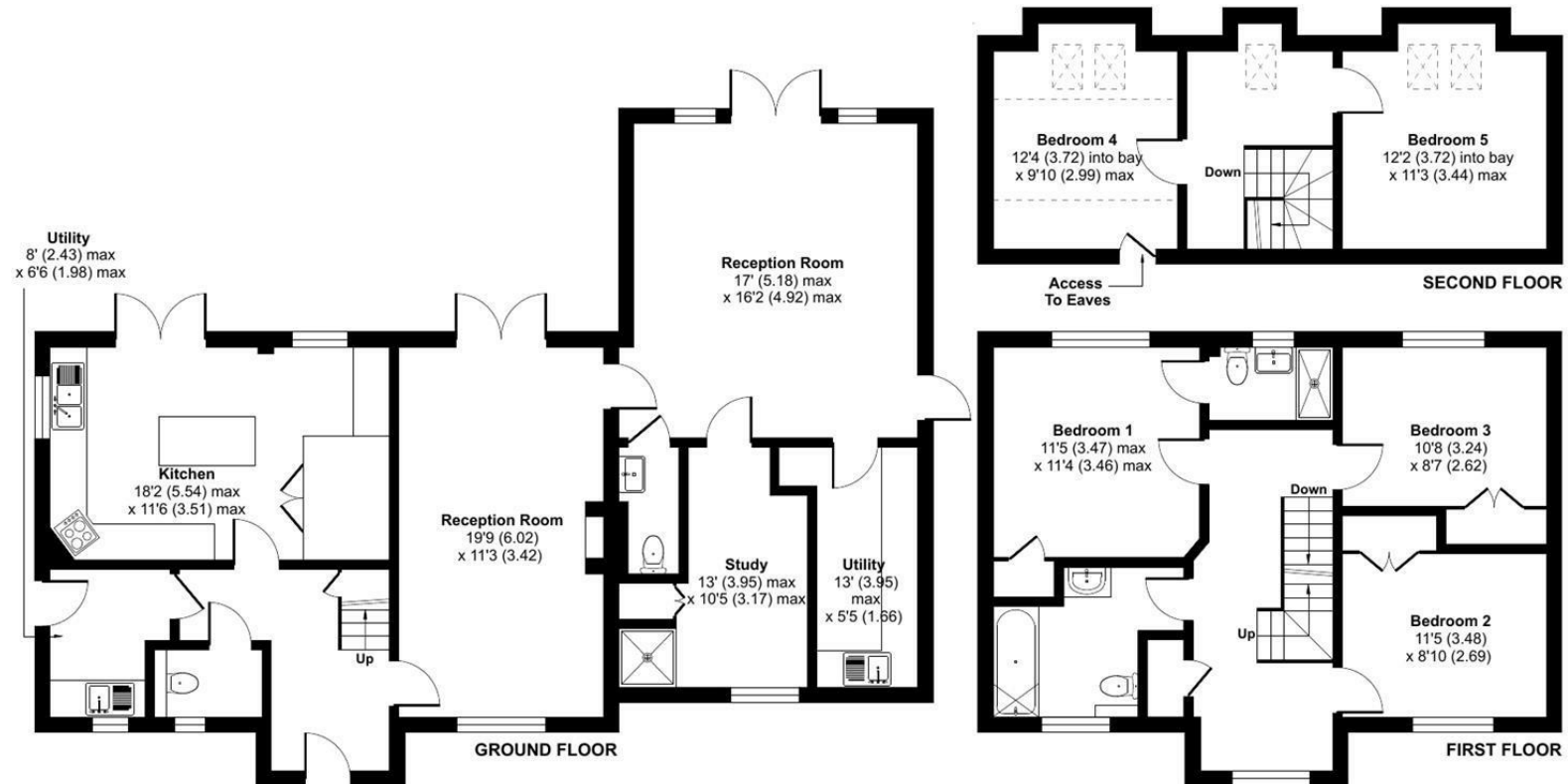
Berhills Lane, Seend, Melksham, SN12

Approximate Area = 2009 sq ft / 186.6 sq m

Limited Use Area(s) = 60 sq ft / 4.6 sq m

Total = 2069 sq ft / 191.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1329563

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