





📍 184 Melksham Lane, Broughton Gifford, Wiltshire, SN12 8LN

🔗 Offers Invited £640,000

Situated along a private road this detached 3 bedroom bungalow has a large plot and is located in a delightfully quiet and rural location surrounded by open country and located in a large garden with plenty of parking

- Large Detached Bungalow
- 3 Bedrooms And A Loft Room
- Huge Master Bedroom
- 2 En Suites
- Family Bathroom
- Large Plot
- Parking For Several Vehicles
- Rural Location
- CCTV Installed
- Potential to Extend Subject To Planning

🏡 Freehold

🏠 EPC Rating D





Situated along a private road this detached 3 bedroom bungalow has a large plot and is located in a delightfully quiet and rural location surrounded by open country and located in a large garden with plenty of parking. The bungalow has entry into the large kitchen breakfast room with built in appliances which include a double fridge freezer, cooker and hob and dishwasher. Off the hallway is the huge main bedroom with built in wardrobes along one side and a door to the equally large en suite. The walls and floor are tiled with a double shower cubicle and raised plinth holding the freestanding oval bath. The main living accommodation is on the far side of the bungalow and this has an inner hallway with large under stairs cupboard, further shower room with double shower and a door to the loft room. At the base of the stairs is the floor mounted boiler. The large loft room has two double glazed sky lights to the rear and a round window at the end and makes an excellent children's bedroom. The main living room is off the inner hallway and has a part vaulted ceiling, windows to the front and sides and a log burner in the corner. There is a further hallway with two other bedrooms, the largest of the two with an en suite shower room and a Victorian style conservatory at the end of the hall. The floor to the downstairs is laid to a mixture of tiles and oak flooring. The property is double glazed throughout and warmed by an oil fired central heating system. The property has been completely updated by the current owners with the inclusion of a new heating system, rewire, plumbing and a newly fitted kitchen, bathroom and two en suites. Subject to planning there is ample space to build a detached double garage with huge potential to rent the mobile home in the garden as an air B & B. There is surely a ready rental market due to its proximity to the many local attractions such as Bath and Stonehenge.

#### **Situation**

Broughton Gifford is an attractive, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Bradford on Avon and Melksham. The village has a thriving village School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and a popular public house. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath and the port of Bristol. Motorway access to the M4 is via junctions 17 Chippenham and 18 Bath both approximately half an hours drive away. Chippenham offers a mainline railway station to London Paddington which is approximately one and a half hours and Bristol within a half hour.

#### **Property Information**

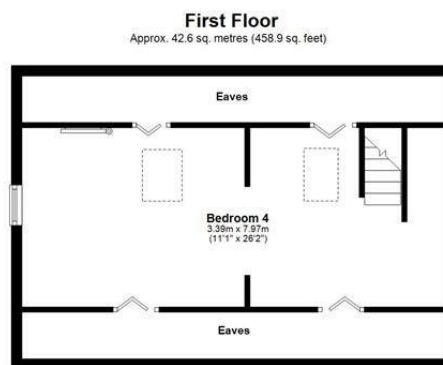
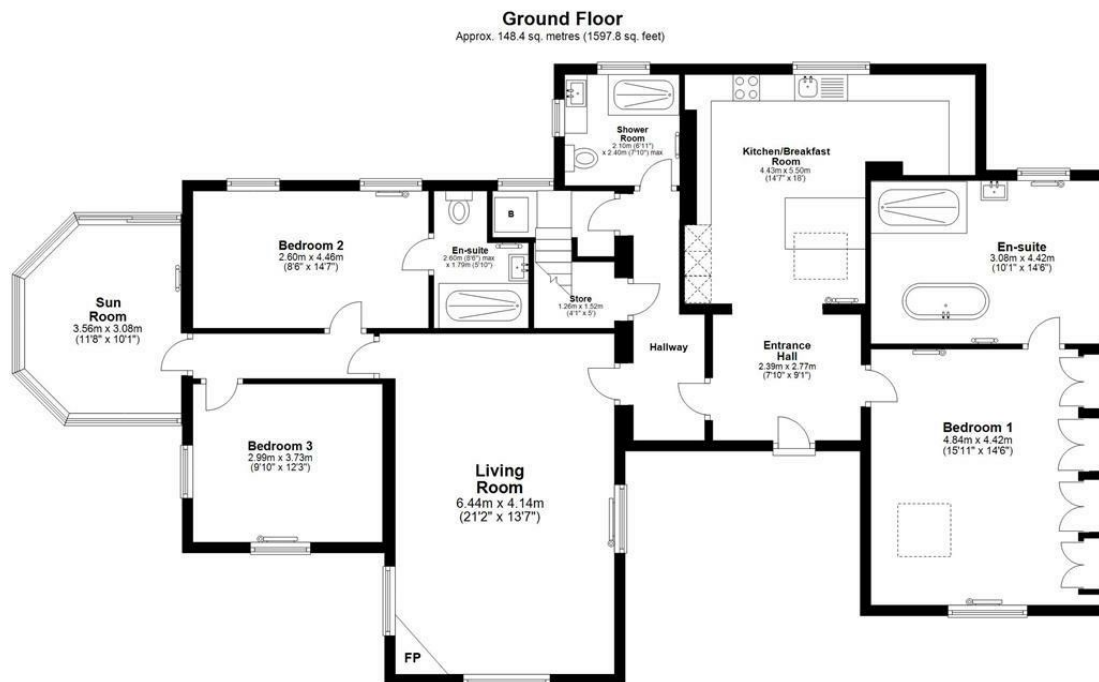
Council Tax Band: D

Double Glazed

Oil Fired Central Heating

EPC Rating: D





Total area: approx. 191.1 sq. metres (2056.7 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.