



📍 The Paddocks 237 New Road, Melksham, Wiltshire, SN12 7QZ

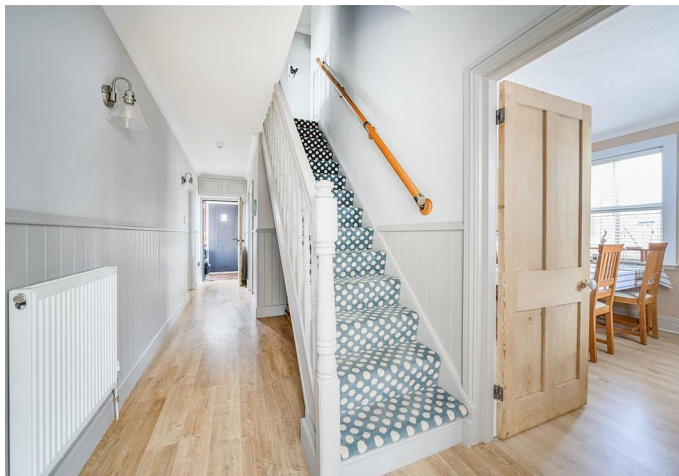
🔗 Price Guide £875,000

This distinctive property offers flexible accommodation suitable for various purposes, such as multi-generational living and home working. The 4-bedroom Victorian house and stable block, large garden and paddock are complemented by a 2-bedroom self-contained annex, extensive courtyard parking, and a double garage block with further living/working space above.

- Semi Rural Property Located Between Melksham And Chippenham
- Commutable To Bath, Bristol, Swindon, Reading And London
- 4 Bedroom Victorian Main House With Large Garden And Paddock
- Attached Single Storey Self-contained 2 Bedroom Annex
- Victorian Brick Built Stable Block With Hayloft Above
- Two Storey Garage Block With Double Garages And Additional Flexible Accommodation
- Extensive Courtyard Parking With 2 Sets Of Double Gates In/Out

🏠 Freehold

🏠 EPC Rating D



This is a large Victorian property with land built around 1899, which has been extended and enhanced over the years. Access to the property is through either of two sets of double wooden gates onto a large courtyard that will accommodate multiple vehicles. The courtyard is flanked by the main house with an attached self-contained annex on one side, and a garage block with further accommodation on the other side. A Victorian stable block with a hayloft is in the centre, useful for keeping animals and /or storage. There is also an attractive vintage water pump fed by rainwater. The main house and annex layouts are shown by the floor plans, though not all rooms are photographed due to the property's extensive nature. It really does need to be seen to be fully appreciated. It offers a comfortable flexible home for family living with potential use for work or business (subject to appropriate approvals). Both the house and annex have large outdoor seating areas. The property has a well-established garden including long planted borders, a large area dedicated to spring bulbs and an extensive lawn. The garden includes a third paved seating area near the greenhouse and kitchen garden area. Beyond the garden lies the paddock accessed by vehicles from the garden through double wooden field gates or a separate legal right of way from New Road. The boundary hedges to the paddock include a beautiful large oak tree. The paddock is planted with lines of established hornbeam trees to 3 sides, leaving a path between the trees and the boundaries, providing shade and wind cover. In addition, it contains 2 established Bramley apple trees. The property with its land would be suitable to keep multiple pets like horses, dogs and chickens, and has been planted and managed to encourage local wildlife, including pollinating insects, deer, pheasants and visiting swallows.

Situation

Melksham is a historic former market town located in West Wiltshire approximately 12 miles east of the Georgian City of Bath. This property is sited within an attractive area predominately in equestrian and agricultural use outside of the town, heading towards the National Trust Village of Lacock. Melksham enjoys good local road links including the A350 that passes through the town and is some 12 miles south of M4 Junction 17. From there access is gained to the wider motorway network and Bristol, Heathrow and Gatwick Airports. Regular GWR main line rail services are conveniently accessible at Chippenham Station with GWR and SWR services also accessible at Bradford on Avon Station. Bath, Bristol, Swindon and Reading as well as London are commutable using the road and rail services. The town is also served by various bus and coach operators providing services to Bath and London and local towns including Devizes, Chippenham and Trowbridge. The area has a good selection of local schools including a number of well-regarded independent schools within a 20-mile radius including the local Stonar School, Atworth. The town has a new community campus, football and rugby club and offers a number of leisure activities. There is a very good selection of supermarkets in Melksham including Waitrose and Sainsbury's. Online grocery shopping including Waitrose and Ocado is available to the property.

Property information

Council Tax Band: F For The Main House And A For The 1 Bed Annex

Double Glazed

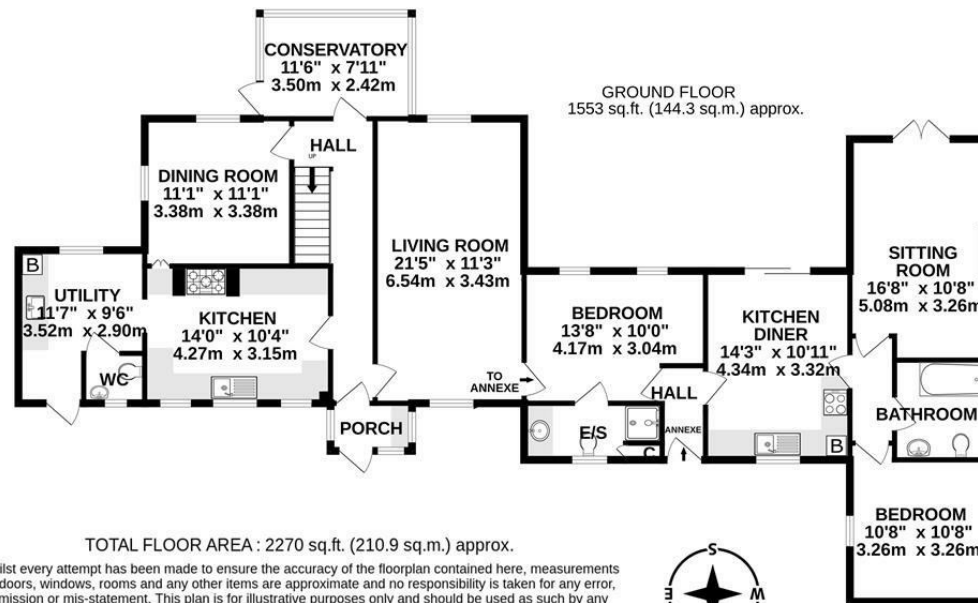
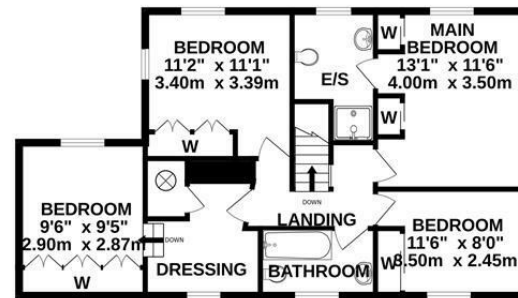
Mains Water And Electricity

Septic Tank

Oil Central Heating And Hot Water [Main And Annexe]

EPC Ratings: D [x3]





TOTAL FLOOR AREA : 2270 sq.ft. (210.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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