





📍 Thornham House Seend, Melksham, Wiltshire, SN12 6PQ

🏠 £3,900 PCM

- Beautiful 6 Bedroom Home
- Incredible Rural Setting
- Outstanding Village Location
- High Quality Finish Throughout
- 4 Bathrooms
- Barn Style Double Carport
- Ample Parking
- Secure Store / Workshop
- Delightful Gardens with Views
- Additional 3 Acres by Negotiation



🏠 EPC Rating C





Exceptional and beautiful, well insulated and efficient, 6 bedroom, 4 bathroom country property in an outstanding rural location near Devizes. With the availability of an adjoining 2 paddocks (for equestrian use, if required, by separate negotiation) very high specification accommodation is arranged around a large hall with flagstone flooring and an impressive oak staircase linking all three floors. A bespoke, 30ft kitchen/dining room and the sitting room has an inviting log-burning stove, suiting the country style, whilst bi fold doors take in the wonderful location. There are 4 double bedrooms to the first floor enjoying fabulous views and there are stylish en suite shower rooms with Carrara marble vanity tops and double showers to the master and guest bedrooms, plus family bathroom. On the second floor there are 2 further double bedrooms and a bathroom. Externally, estate-railing and hedging enclose an attractive garden with lawns and a large terrace by the house accessed via bi fold doors. A private gated driveway leads up to the barn-style range which provides garaging for 3 cars; two being open - fronted, plus one secure store / workshop. With zoned heating over three floors, this well insulated, double glazed property excels in efficiency. Available with one month's notice at any time from now, unfurnished, £3900pcm. Additional 2 paddocks available by separate negotiation. Well trained pets may be considered.

**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

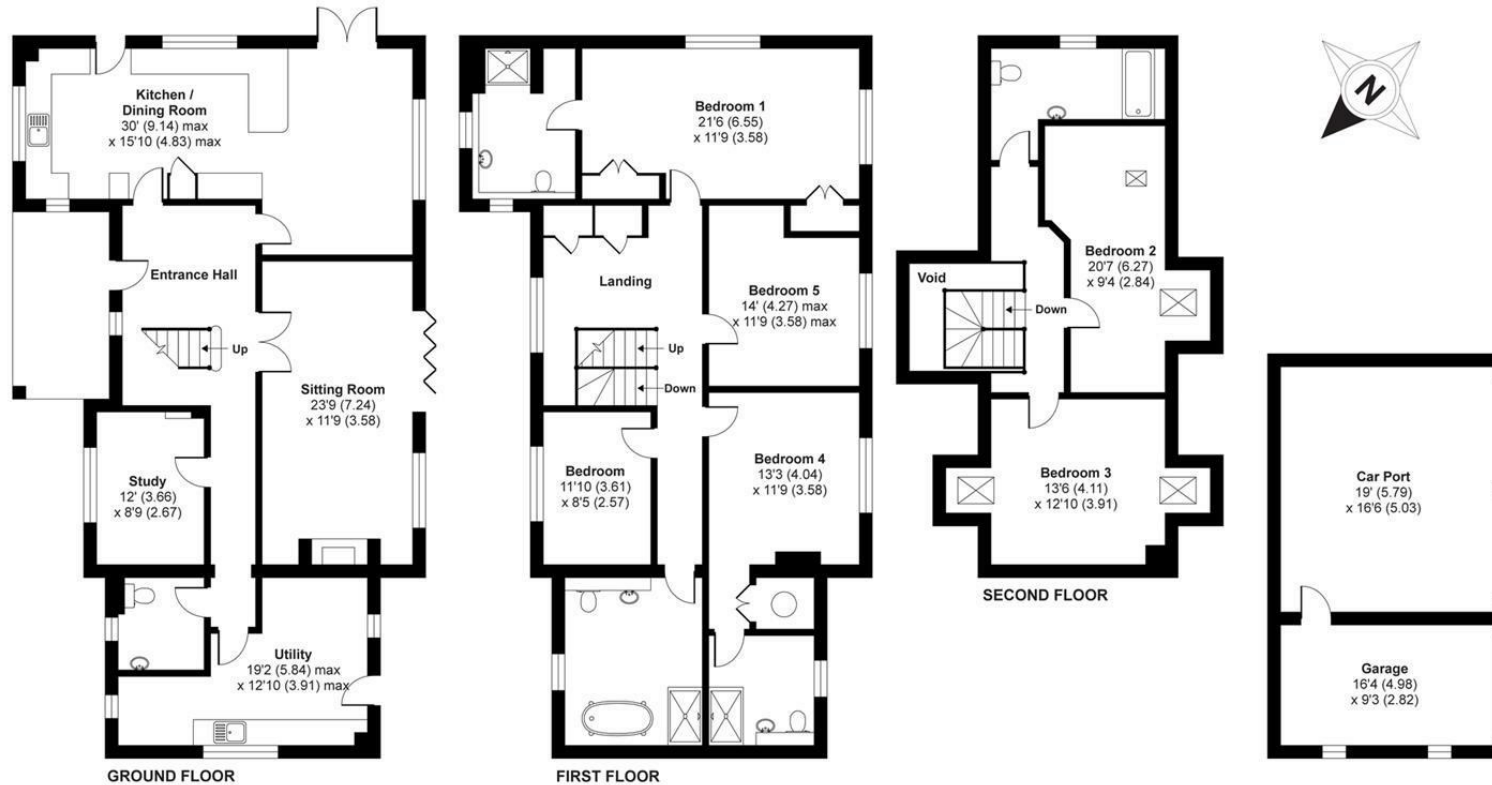
Services: Mains water and electricity. Private drainage. LPG heating and cooker. Under floor heating to the living areas of the ground floor.

Fibre Optic broadband is also available.

EPC Rating = C



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 if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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