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**LOCK & KEY**  
*Estate Agents*



## 7 Canon Square , Melksham, SN12 6LX

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire an attractive, handsome and beautifully laid out impressive four bed Grade II listed townhouse offering excellent living proportions throughout and with versatile and flexible accommodation arranged over three floors being situated within the heart of the towns conservation area. The property is part of a former townhouse with origins in the 16th century. It its historical background was the Rectory manor as the Canonhold revenues of which supported the canons of Salisbury Cathedral. The property hosts a wealth of character and space, comprising briefly an entrance hall, useful study/office with fire, large studio, shower room and bedroom four, which could provide a self contained annex on the ground floor for an elderly parent are live in nanny. To the first floor is a lovely living room, a stunning kitchen / dining room with access to a terrace, utility room and bathroom. The second floor hosts a large master bedroom with an en-suite, two further double bedrooms and a separate W.C. The property benefits form gas heating, courtyard garden and lovely churchyard views to the rear. Viewing is strongly recommended. No Chain.

**£450,000**

# 7 Canon Square

, Melksham, SN12 6LX



- In The Heart Of The Conservation Area
- Living Room & Fire, Useful Study & Fire
- Shower Room, En-Suite
- Churchyard Views To The Rear
- Grade II Listed Townhouse
- Stunning Kitchen / Dining Room
- Gas Heating
- No Chain & Four Bedrooms
- Large Studio Room & Utility
- Courtyard Garden

## Situation

## Accommodation

## Entrance Hall

## Study

13'3" x 12'10" (4.04m x 3.91m)

## Studio

21'8" x 10'02" (6.60m x 3.10m)

## Shower Room

## Bedroom Four

11'06" x 10'04" (3.51m x 3.15m)

## First Floor Landing

## Utility

## Kitchen/Dining Room

27'0" x 12'0" (8.23m x 3.66m)

## Terrace

## Sitting Room

13'05" x 13'01" (4.09m x 3.99m)

## Bathroom

## Second Floor Landing

## Master Bedroom

21'05" x 13'02" (6.53m x 4.01m)

## En-Suite

## Bedroom Two

13'11" x 10'0" (4.24m x 3.05m)

## Bedroom Three

12'04" x 9'07" (3.76m x 2.92m)

## Cloakroom

## Externally

## Log/Garden Store

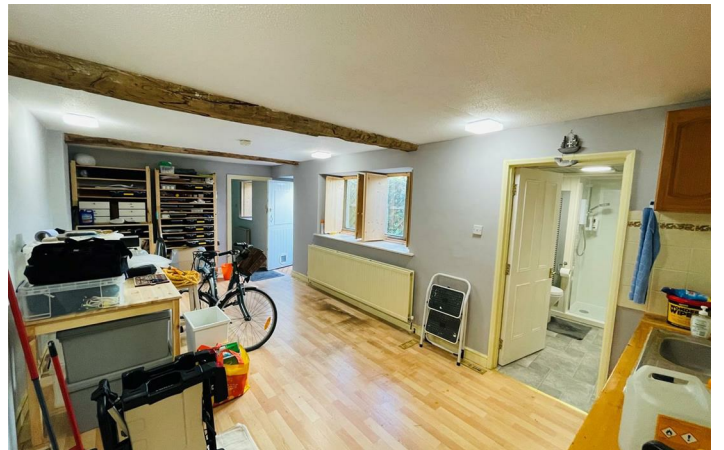
9'03" x 6'02" (2.82m x 1.88m)

## Courtyard Garden

## Parking



## Directions



## Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	