

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 393 The Spa , Melksham, SN12 6QL

Lock and Key independent estate agents are pleased to offer this beautiful, extended and therefore a very spacious 1930's Five Double Bed detached residence called The Paddocks in The Spa. With a total of 3398 sq foot of internal floor space (including double garage) this stunning property is set back in generous grounds of approximately 0.5 of an acre in one of our highly prestigious roads connected close by Melksham's deep rooted History of The Chalybeate Spring having been discovered in 1770. Offering excellent living proportions throughout, The Paddocks offers you welcoming hallways and landing areas, lovely bay living room and bay bedrooms at the front, stunning receptions rooms, conservatory, fabulous entertainment room and a showpiece impressive family kitchen with all the appliances the discerning buyer will expect. There are the useful cloakrooms and utility, pantry, storage, two en-suites and family bathroom all beautifully fitted, its all truly immaculate and there is some character inside to sense and enjoy. Externally upon your private gated entrance and long drive, there is ample parking for numerous vehicles, the generous and enchanting mature gardens are to the front, side and rear, a useful large workshop at the rear and the integral double garage opens up at the front. Viewing is strongly recommended.

**£825,000**

# 393 The Spa

, Melksham, SN12 6QL



- Attractive 1930's Residence
- Five Double Bedrooms
- Ample Parking For Numerous Vehicles
- Fabulous Large Kitchen, Bathrooms & En-Suites
- Extended, Stunning & Detached
- Enchanting Mature Gardens
- Integral Double Garage & Workshop
- Highly Prestigious Address
- Approx 0.5 Acre, Conservatory
- Beautiful Receptions Rooms, Utility & Cloakroom

## History Of The Spa

### Situation

### Accommodation

### Entrance Porch

### Entrance Hall

### Cloakroom

### Sitting Room

15'01" into bay x 13'06" (4.60m into bay x 4.11m)

### Dining Room

14'06" x 10'11" (4.42m x 3.33m)

### Conservatory

13'06" max x 11'02" max (4.11m max x 3.40m max)

### Study

9'02" x 6'05" (2.79m x 1.96m)

### Kitchen/Breakfast Room

23'06" max nar to 14'08" x 21'09" (7.16m (5.11m into bay x 0.38m plus recess) max nar to 4.47m x 6.63m)

### Utility

9'08" x 5'09" (2.95m x 1.75m)

### Living Room

25'05" x 16'02" (7.75m x 4.93m)

### First Floor Split Landing

### Master Bedroom

14'03" x 12'03" (4.34m x 3.73m)

### En-suite

### Bedroom Two

11'07" x 11'01" max (3.53m x 3.38m max)

### En-Suite

### Bedroom Three

16'09" into bay x 1'03" plus recess

### Bedroom Four

12'05" max x 12'11" (3.78m max x 3.94m)

### Family Bathroom

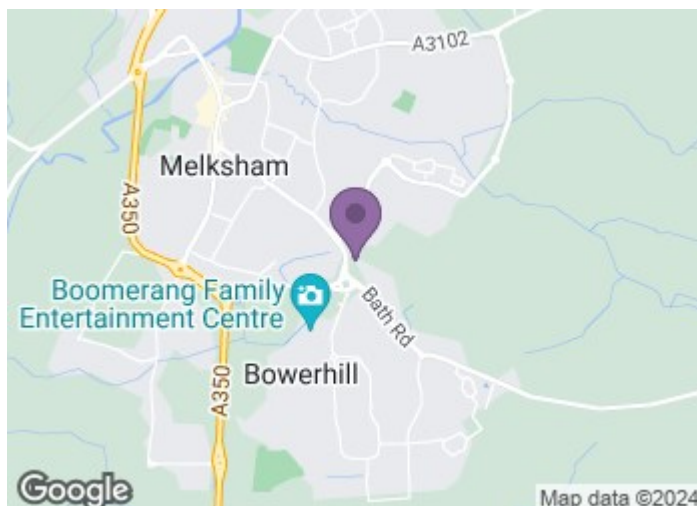
8'09" x 8'06" (2.67m x 2.59m)

### Externally

### Double Garage

### Rear Garden

### Directions



## Directions





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purpose only and should be used as such by any prospective purchaser.  
[www.meyerenergy.co.uk](http://www.meyerenergy.co.uk)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	