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**LOCK & KEY**  
*Estate Agents*



## 16 Church Walk , Melksham, SN12 6LY

Lock and Key independent estate agents are pleased to offer The Vine House, an attractive and charming Grade II listed period character cottage situated in the prime heart of Melksham's conservation area and close to the town's amenities within the historical part of the town. Tucked away in this backwater the cottage has lovely elevations with mullions under a tiled roof. Hosting a wealth of other features the accommodation comprises an entrance hall, downstairs shower room, door leading to the living room with the focal point of the inglenook fireplace and exposed beam, serving hatch, wood paneling, leading to the kitchen/breakfast room and barn style doors out to the rear. On the first floor there are two bedrooms and a wooden spiral staircase taking you up to the attic room. Externally there is side gated access to the pretty rear cottage gardens, seating area, leading to the garage at the rear with personal door, and further opening doors which can access the car park. Viewing is strongly recommended. No Chain.

**£300,000**

# 16 Church Walk

, Melksham, SN12 6LY



- Attractive Period Cottage
- Close To Amenities
- Kitchen/Breakfast Room
- The Vine House & No Chain
- Grade II Listed & End Terraced
- Character Features & Charming
- Shower Room, Two Bedrooms & Attic Room
- Conservation Area
- Hallway , Living Room & Inglenook Fireplace
- Pretty Cottage Garden & Useful Garage

## Situation

## Accommodation

## Entrance Hall

## Living Room

15'06" x 13'01" (4.72m x 3.99m)

## Kitchen/Dining Room

13'09" x 12'02" (4.19m x 3.71m)

## Shower Room

## First Floor Landing

## Bedroom One

13'05" to frt of w/robe x 13'10" max  
(4.09m to frt of w/robe x 4.22m max)

## Bedroom Two

8'11" max x 8'6" max (2.72m max x  
2.59m max)

## Attic Room

21'04" max x 9'10" max (6.50m max  
x 3.00m max)

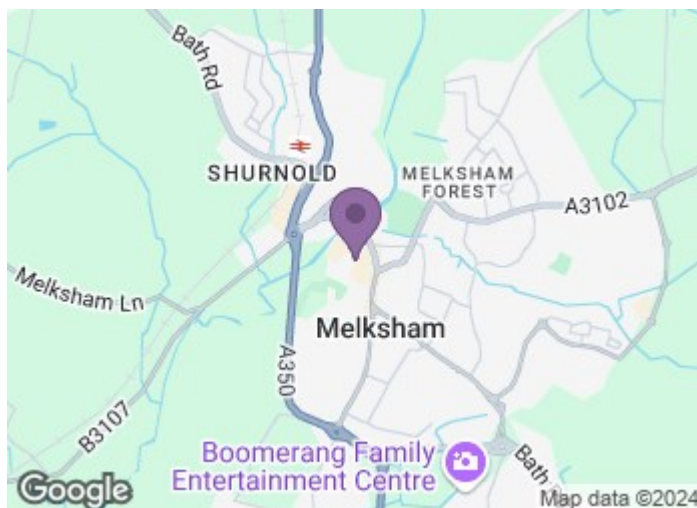
## Externally

## Rear Garden

## Garage

27'05" max x 9'08" (8.36m max x  
2.95m)

## Directions



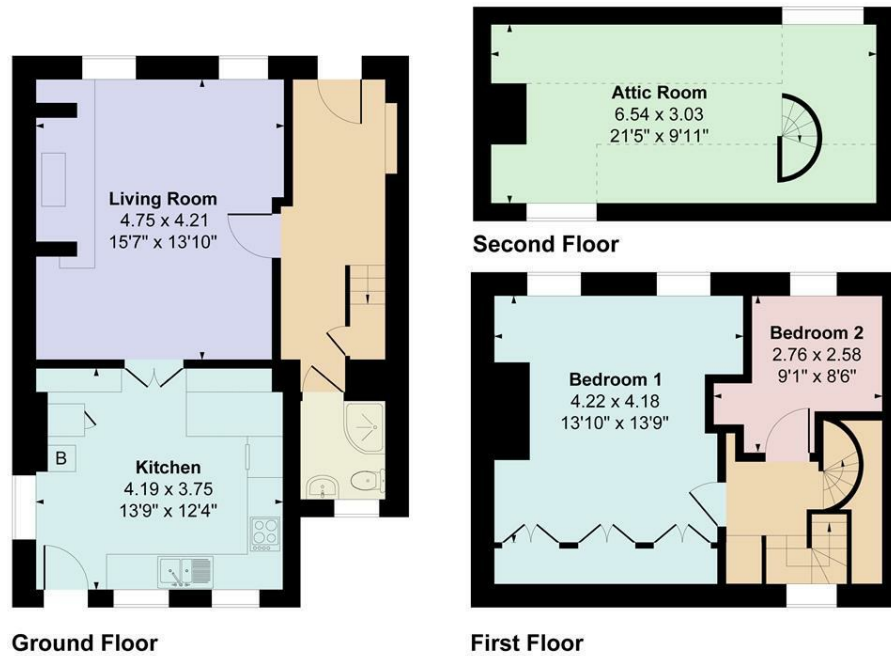
## Directions



## Floor Plan

### 16 Church Walk, Melksham, SN12 6LY

Approximate Gross Internal Area  
 Main House = 101 sq m (1082 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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			79
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	