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LOCK & KEY
Estate Agents



3 Malthouse Farm Close , Melksham, SN12 7EN

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this individually built, attractive and spacious detached property (only 4 built in the 1980's) offering a perfect blend of space, comfort, style and convenience. This fabulous detached family home, nestled in a private road, is delightfully tucked away and comes with a decent overall plot that provides ample parking for numerous vehicles, double garage and an enclosed south facing rear garden.

Based on two floors the accommodation comprises, an entrance hall, cloakroom, fabulous 20ft dual aspect living room and fire ideal for family gatherings and cosy evenings in, dining room, fitted kitchen and a useful utility room. On the first floor there are four bedrooms, an en-suite and a family bathroom. Positioned within a convenient distance from the town, you can enjoy the convenience of local amenities while still relishing the tranquility of this tucked-away location. The double garage and driveway will provide ample parking for you, your family and your guests, ensuring that convenience is always at your doorstep - a hidden gem in Melksham that promises a lifestyle of comfort, privacy, and endless possibilities. Vendor Suited.

£490,000

3 Malthouse Farm Close

, Melksham, SN12 7EN



- Tucked Away Down A Private Drive
- Double Garage & Driveway
- Fabulous Dual Aspect Living Room & Fire
- Generous Overall Plot & South Facing Rear Garden
- Individually Built (Only Four Built)
- Parking For Numerous Vehicles
- Fitted Kitchen, Dining Room & Useful Utility
- Attractive, Spacious & Detached
- Ent Hallway, Cloakroom
- Four Bedrooms, En-Suite & Bathroom

Situation



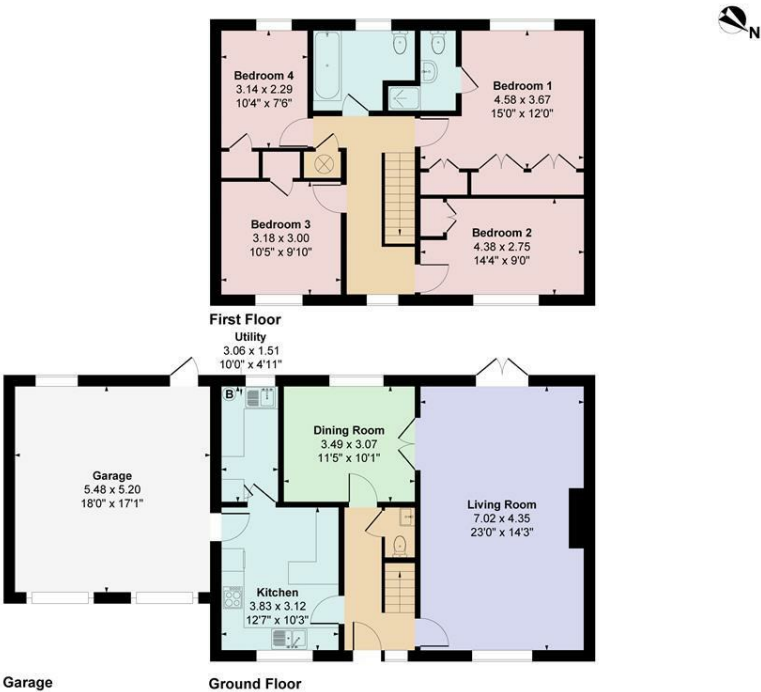
Directions



Floor Plan

3 Malthouse Farm Close, Melksham, SN12 7EN

Approximate Gross Internal Area
Total = 163 sq m (1766 sq ft)
Main House = 135 sq m (1459sq ft)
Garage = 28 sq m (307)sq ft



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.
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 firms 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 | | 82 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |