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**LOCK & KEY**  
*Estate Agents*



## 17 Grasmere , Bowerhill, SN12 6FQ

Lock and Key independent estate agents are pleased to offer this individually built, attractive and superbly positioned four bed detached property situated in a highly favoured cul-de-sac on the older part of Bowerhill. Based on two floors and offering good living proportions throughout the accommodation has just over 1900 sq ft to enjoy and comprises of a welcoming entrance hall, cloakroom, living room, dining room, lovely conservatory and a good size kitchen / breakfast room. On the first floor there are four bedrooms, an en-suite, and a family bathroom. Additional features include double glazing and gas heating. Externally a most notable and standout feature of this property is the separate annexe behind the double garage, offering versatility and additional living space for guests or as a home office. The double garage gives you more and driveway provides ample parking options for numerous vehicles, a true luxury compared to others in this highly thought of area. There is a generous surrounding plot with a good degree of privacy. All in all you have the comfort of space for all your needs, whether it's entertaining guests in the reception rooms or relaxing in gardens and amenities close at hand with schools and transport links. One not to miss out on with an exclusive opportunity to own a piece of this desirable neighbourhood.

**£550,000**

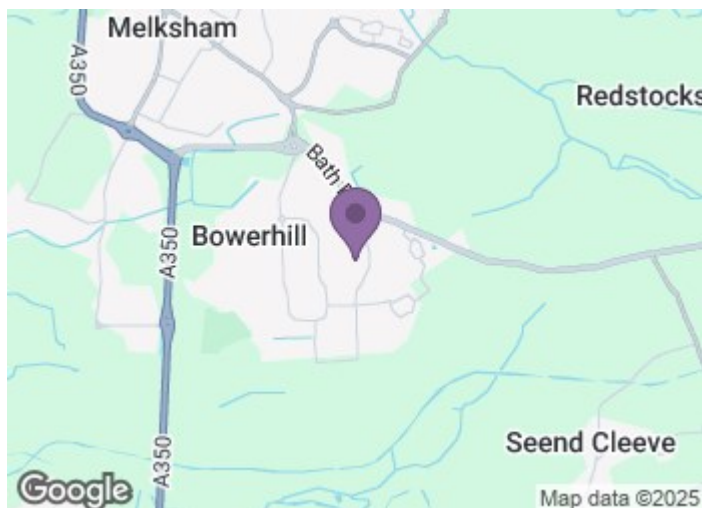
# 17 Grasmere

, Bowerhill, SN12 6FQ



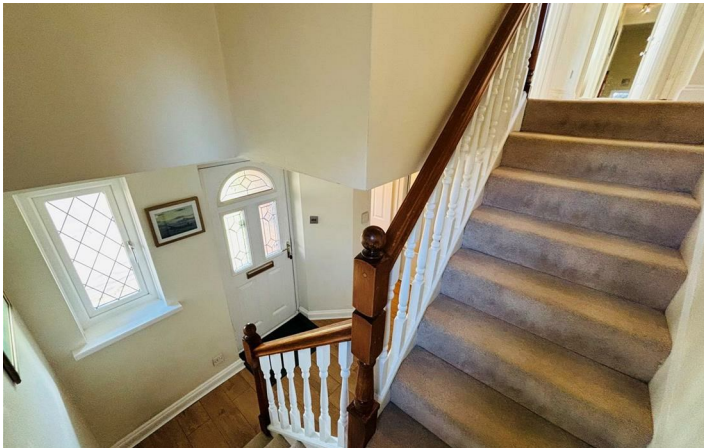
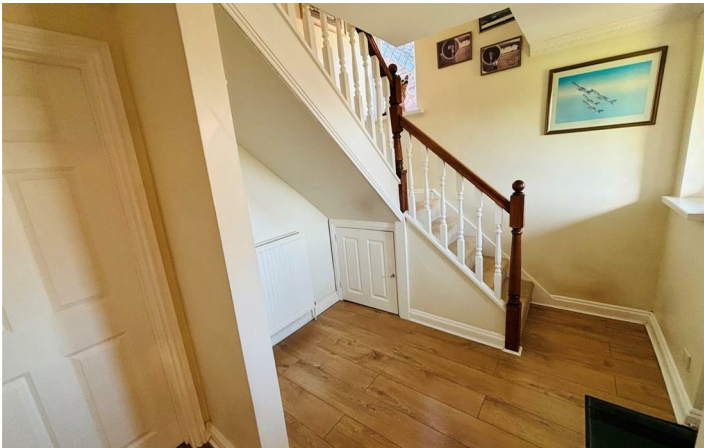
- Attractive, Spacious, Individually Built
- Just Over 1900 Sq Ft Internally
- Useful Separate Annex / Home Office
- Kitchen / Breakfast Room, Surrounding Plot & Privacy
- Superbly Positioned In Favoured Cul-Sac
- Ample Parking For Numerous Vehicles
- Welcoming Hall & Cloakroom & Living Room
- Detached Family Home, Four Beds, En-Suite & Bathroom
- Detached Double Garage
- Dining Room & Lovely Conservatory

## Situation



## Directions





Floor Plan

Grasmere, Bowerhill, SN12 6FQ

Approximate Gross Internal Area  
Total = 180 sq m (1935 sq ft)  
Main House = 134 sq m (1441 sq ft)  
Annex = 16 sq m (170)sq ft  
Garage = 30 sq m (324)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.

