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LOCK & KEY
Estate Agents



551 Canal Bridge , Semington, BA14 6JT

Lock and Key independent estate agents are pleased to offer this rare and exciting opportunity to acquire this beautiful and spacious four bed semi detached cottage where the original part is believed to date back to the 1700's and is adjoining open countryside to the rear offering stunning views. Situated in the favoured village of Semington and ideally positioned for access to several West Wiltshire towns and with very good access to our cherished Kennet & Avon canal walks close by. This beautifully extended cottage is jammed packed with character features to include fireplaces, beams and flagstone flooring. The property is arranged over three floors and comprises an entrance porch, family snug/dining room, utter charming living room and log fire, a fabulous fully equipped kitchen / dining room, useful utility and a shower room on the ground floor. On the first floor there is a stunning master bedroom looking out with beautiful views over open countryside, and benefitting from a dressing area and an en-suite. There are two further bedrooms, another en-suite and a stunning family bathroom. Stairs rising to the second floor where there is a attic room/bed four again benefitting from the stunning views to the rear and leads to a useful storage in the roof. Externally there are generous gardens measuring approximately 0.25 of an acre, ample parking for vehicles and a detached double carport with useful workshop. The property further benefits from double glazing and underfloor heating where stated. Its called Swan Cottage - jammed packed with character, what a property, a viewing is so recommended.

£635,000

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, Semington, BA14 6JT



- Beautiful, Stunning Period Cottage
- Original Part Believed To Date c1700's
- Fabulous Kitchen / Dining Room
- Double Detached Carport & Ample Parking
- Fabulous Countryside Views
- Four Bedrooms With Lovely Aspects
- Utility Room, Pantry & Shower Room
- Approx 0.25 Acre Of Gardens
- Gorgeous Living Room, Fire & Snug Room
- Two En-Suites, Family Bathroom

Situation

Accommodation & Agents Note

Entrance Porch

Snug / Family Room

16'11" max x 12'0" + recess (5.16 max x 3.66 + recess)

Living Room

17'04" max x 11'07" (5.28 max x 3.53)

Kitchen / Dining Room

18'09" x 17'10" (5.72 x 5.44)

Utility Room

11'03" x 5'04" (3.43 x 1.63)

Pantry Area

Shower Room

First Floor Landing

Master Bedroom

18'02" max x 11'04" (5.54 max x 3.45)

Dressing Area

En-Suite

Bedroom Two

13'06" x 12'07" + recess (4.11 x 3.84 + recess)

En-Suite

Bedroom Three

11'06" x 7'10" + door recess (3.51 x 2.39 + door recess)

Family Bathroom

14'10" x 7'07" (4.52 x 2.31)

Second Floor

Attic Room / Bedroom Four

Externally & Parking

Detached Double Carport

Enclosed Gardens

Directions



Directions



Floor Plan



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	77
England & Wales		EU Directive 2002/91/EC	