

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



16 Hawcroft , Holt, BA14 6RN

Lock and Key independent estate agents are pleased to offer this beautifully laid out, extended and therefore spacious four bed semi detached property situated in a cul-de-sac in the heart of the highly sought after village of Holt. Conveniently placed for a host of local amenities including shop, post office, restaurant, two lovely public houses, primary school, church and National Trust gardens. Based on two floors the accommodation offer good living proportions throughout and comprises, an entrance porch, entrance hall, living room and log fire, a stunning - most fabulous 25ft kitchen / family room with bi-fold doors, utility boot room and a useful shower room. On the first floor there are four bedrooms and a good size family bathroom. Additional features include gas heating, double glazing and some underfloor heating where stated. Externally another notable feature is the 70 ft enclosed rear garden, with a southerly facing aspect and is a tranquil haven, featuring patio area, large lawn, all ideal for al fresco dining and entertaining family and friends. The property benefits from ample parking for numerous vehicles, a decent size 24ft integral garage that offers useful storage and work space, personal door into boot room and rear garden.

£450,000

16 Hawcroft

, Holt, BA14 6RN



- Attractive, Extended & Therefore Spacious
- Parking For Numerous Vehicles
- Stunning Bespoke Kitchen / Family Room & Bi Fold Doors
- Cul-De-Sac Close To The Heart of Holt
- Semi Detached & Four Bedrooms
- 70 Ft Enclosed Rear Garden & Patio
- Useful Utility/Boot Room & Shower Room
- Decent Size Integral Garage
- Porch, Ent Hall, Living Room & Fire
- Family Bathroom, Underfloor Heating Where Stated

Situation

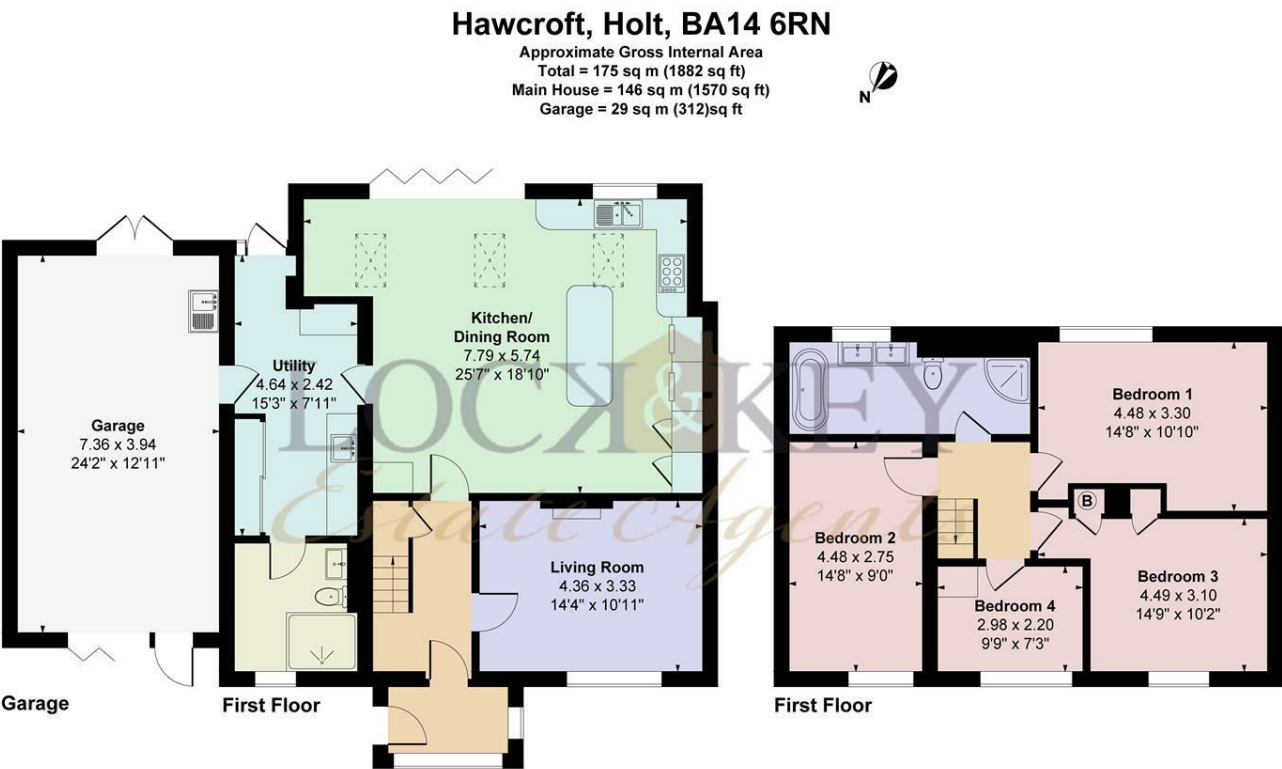


Directions





Floor Plan



© 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales	EU Directive 2002/91/EC	