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**LOCK & KEY**  
*Estate Agents*



## 44 Church Lane , Melksham, SN12 7EQ

Lock and Key independent estate agents are pleased to offer this attractive, bay fronted and glowing red brick detached property built in 1910 set back in a very requested address in our market town of Melksham. Enjoy the light and spacious feel of this beautifully presented family home spread over three floors offering good living proportions throughout. The accommodation comprises a welcoming entrance hall, a bay fronted living room with an open fire, fabulous kitchen / dining room, useful rear utility, cloakroom and garden room looking at the lovely rear garden on the ground floor. To the first floor are two bedrooms, a separate W/C, and a family bathroom. To the second floor is a two further bedrooms. Additional features include double glazing and gas heating. Externally there is a fabulous enclosed rear garden, patio and store, side access to the garage and ample parking for numerous vehicles. Character, appeal, space, these do not come on the market often. Viewing is strongly recommended. Vendor Suited.

**£450,000**

# 44 Church Lane

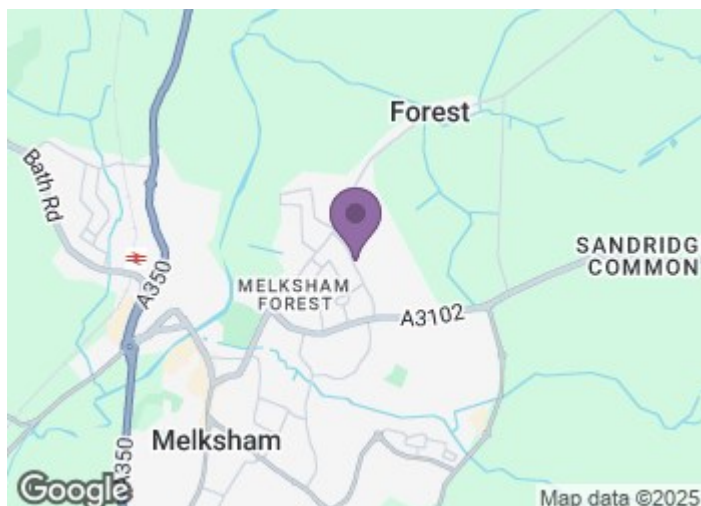
, Melksham, SN12 7EQ



- Attractive, Bay Fronted, Spacious & Detached
- Set Back & Parking For Numerous Vehicles
- Fabulous Kitchen Dining Room
- Character, Space, Ideal For Growing Families
- Glowing Red Brick Believed To Be Built In 1910
- Garage & Lovely Large Rear Garden
- Useful Utility, Cloakroom & Garden Room
- A Rare & Appealing Period Family Home
- Welcoming Hall, Living Room & Fire
- Four Bedrooms, Sep W/C & Bathroom

## Situation

## Accommodation



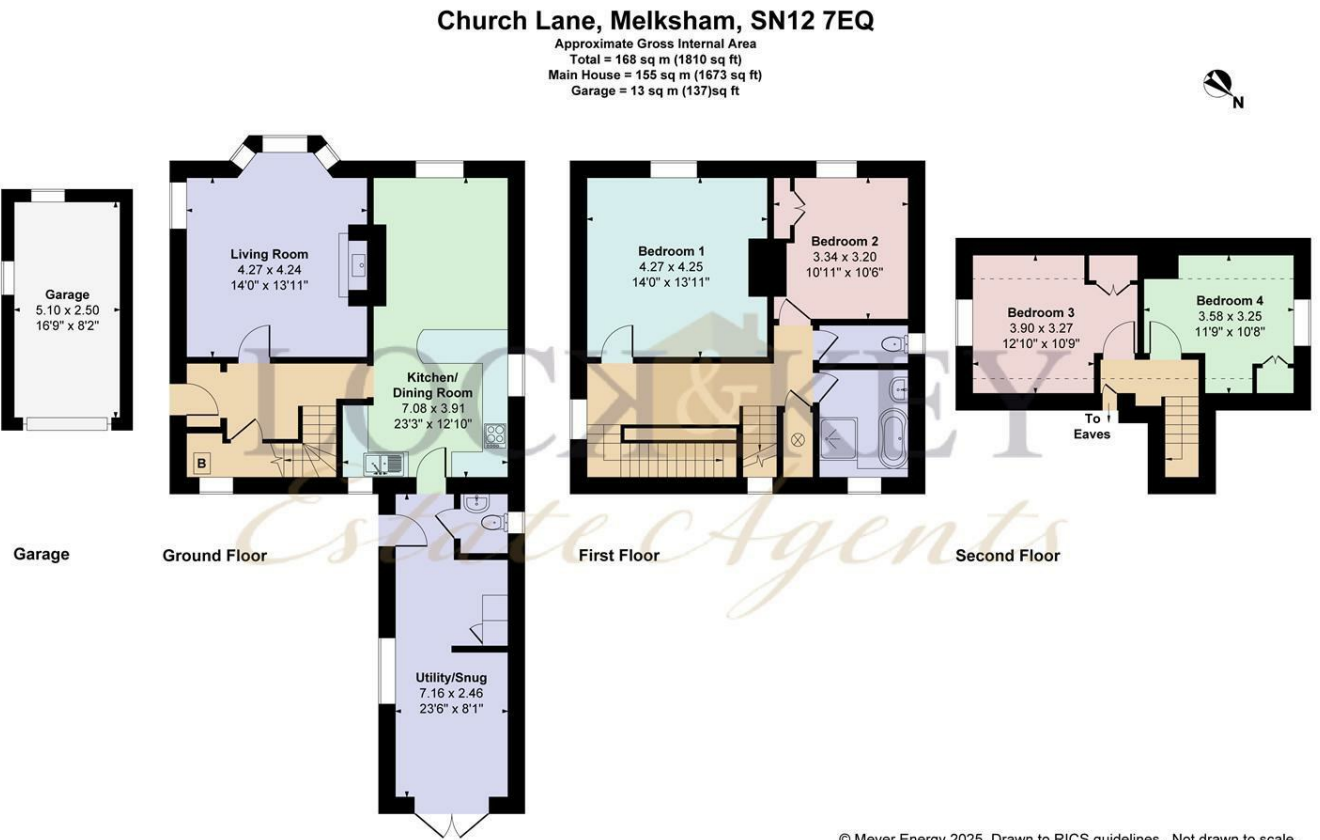
## Directions







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		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		