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**LOCK & KEY**  
*Estate Agents*



## 16 Wellington Drive Bowerhill, Melksham, SN12 6QW

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this attractive, very impressive, individually built five bed detached property all beautifully laid out to high specifications with wonderful living proportions throughout. Being situated in a highly favoured cul-de-sac on the older part of Bowerhill and offering good access to schools and amenities including our cherished Kennet & Avon canal walks on the very fringe. It also comes with a further one bed annex with its own entrance in, cloak room, living room and kitchen area, conservatory, bedroom and shower room which is ideal for a multi generational family, older kids. In the main house there is a welcoming light & airy hallway, cloakroom, stunning triple aspect 23ft living room and a beautiful 22 ft kitchen / dining room and utility. On the first floor there are five bedrooms, one gorgeous en-suite and family bathroom. Externally it is equally impressive with so much parking for numerous vehicles at the front, integral double garage is perfect and at the rear a decent size enclosed rear garden, fun summer house insulated with power, seating areas, patio and solar panels. Additional features include gas heating and double glazing. Viewing strongly recommended. A gem of a property, top notch! No Chain.

**£600,000**

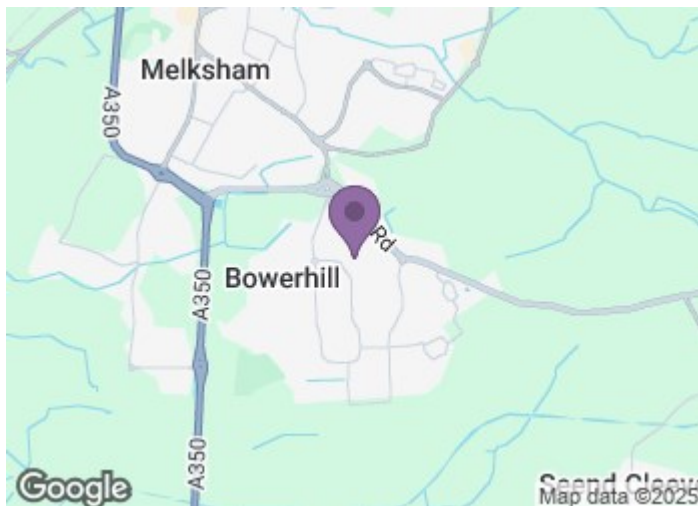
# 16 Wellington Drive

Bowerhill, Melksham, SN12 6QW



- Very Impressive Home & Individually Built
- Attractive, Spacious & Detached
- Including Annex, & Garage Total 2758 Sq Ft
- Main House Is 1848 Sq Ft
- Five Bedrooms In Main House
- Ideal For Multi Generation Families
- Stunning Kitchen / Dining Room
- Large & Beautiful Living Room
- Cloaks, Utility, En-Suite, Bathroom
- Integral Double Garage & Ample Parking

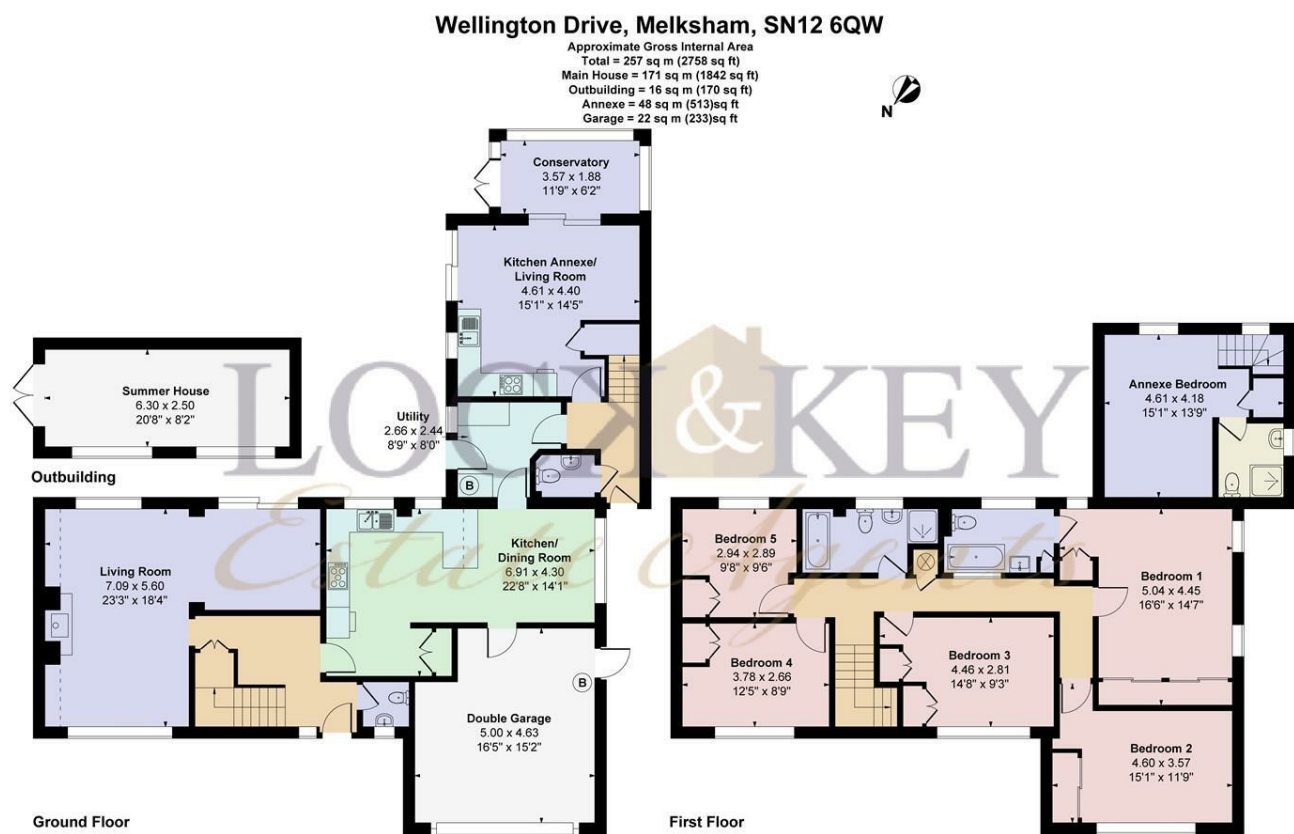
## Situation



## 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |