



# 361 Snarlton Lane, Melksham, SN12 7QW

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

Price Guide £350,000

A well presented and extended three bedroom period cottage situated in this very popular location close to numerous amenities and within easy reach of countryside walks. The ground floor comprises a useful entrance hall/utility room, cloakroom, refitted country style kitchen/dining room with 'gypsy stove' mini wood burner, dual aspect sitting room with open stone fireplace. The first floor comprises three bedrooms and a family bathroom with clawfoot bath and separate shower. The property has a multitude of period feature including exposed stone walls, exposed beams, latch doors and stripped wooden floorboards. Externally the property benefits from front and rear gardens, blockpaved driveway parking and a garage.

## Situation

The property is within easy walking distance of a primary school, local shops and a public house and is less than 1½ miles into the newly developed town centre offering a range of shops and restaurants. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock.

## Accommodation Comprising:

Glazed entrance door to:

### Entrance Hall/Utility Room

Stable door to garden. Fitted with a range of drawer and cupboard base units with matching wall units with shelving. Built in larder cupboard. Wood worksurfaces. Wall mounted Vaillant gas fired combination boiler. Tiled floor. Extractor fan. Electric Panel heater. Spotlights. Door to Cloakroom. Door to Kitchen/Dining Room.

### Cloakroom

Obscure glazed window to rear. Electric heater. Close coupled WC. Vanity wash basin with cupboard under and tiled splash back. Tiled floor.

### Kitchen/Dining Room

Window to rear. Radiator. Double Belfast sink with mixer tap. Solid wood work surfaces with tiled splash back. Fitted with a range of drawer and cupboard base units with matching eye level cupboards. Built in eye level oven. integrated four ring gas hob with extractor over. Space for under counter fridge. Exposed brickwork and stone walls. Exposed beams. Bread oven with bespoke gypsy stove mini wood burner. Stairs to first floor. Doors to:

## Garage

Up and over door to front. Power and Light

## Rear Garden

Fully enclosed and mainly laid to lawn with a lovely patio seating area. The well stocked borders afford a good level of privacy while still allowing the sunshine through. The summer house, shed and log store complete the garden.

## Directions

Take the A4 London Road out of Chippenham, heading towards Calne. Pass The Pewsham on the left and then take the A342 towards Sandy Lane. Proceed on this road, and shortly after passing the Audi VW Centre Garage turn right on the A3102 towards Westbrook/Melksham. Turn sharp left immediately after passing the Petrol Station into Snarlton Lane, continue along the lane and the property will be found on the left hand side.

## Sitting Room

Double glazed window to side with window seat. Two double glazed windows to front. Radiator. Feature stone open fireplace with wooden lintel. Exposed beams. Exposed stone walls. Wood laminate flooring.

## Summer House

Currently used as a home office. French doors to the garden. Light and power.

## First Floor Landing

Doors to the bedrooms and the bathroom.

## Bedroom One

Double glazed window to front. Radiator. Feature cast iron fireplace. Stripped wooden floor boards. Exposed stone wall.

## Bedroom Two

Double glazed window to side. Radiator. Stripped wooden flooring.

## Bedroom Three

Double glazed window to rear. Radiator.

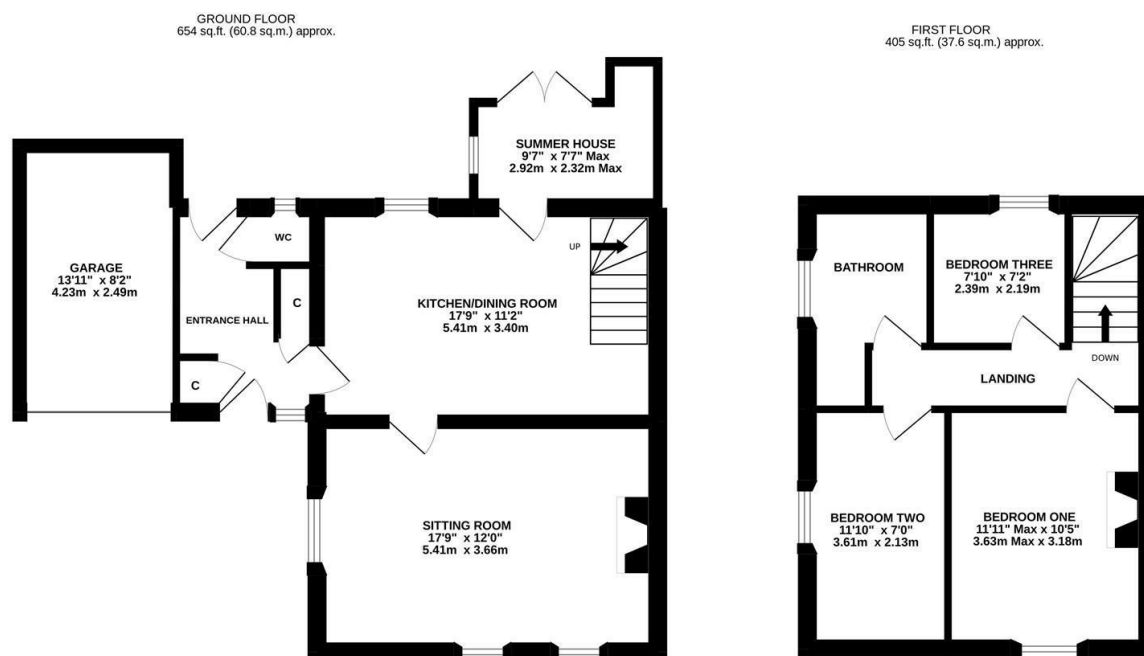
## Bathroom

Obscure double glazed window to side. Radiator. Fully tiled shower cubicle. Claw foot bath. Pedestal wash basin. Low level WC. Tiling to half height.

## Externally

### Front Garden

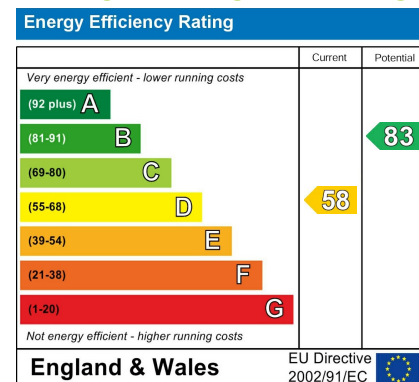
Block paved driveway leading to the garage. Range of mature shrubs in a typical cottage garden.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

DISCLAIMER: 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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)