

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

184 Melksham Lane, Broughton Gifford, Melksham SN12 8LN  
 Approx. Gross Internal Area  
 1901 sq ft - 176 sq m



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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**ZEST ESTATE AGENTS**

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**MELKSHAM LANE,  
 BROUGHTON GIFFORD SN12 8LN**

**GUIDE PRICE  
 £675,000**

- An impressive family home, recently modernised and finished to an exceptionally high standard
- Two double bedrooms with ensuite bathrooms, double bedroom, attic room, currently used as bedroom four
- Generous kitchen breakfast room, vaulted living room, conservatory
- Potential to extend the property and build a garage (subject to the necessary building consents)
- A large and secure level garden, providing ample off road parking
- Freehold. Council tax band D. EPC rating D.





#### DESCRIPTION

A substantial family home perfectly positioned within a large plot, surrounded by open countryside. The grounds are level and secure providing two entrances, ample off road parking and the potential to build a garage/outbuilding subject to the necessary planning consents. This impressive property has been sympathetically updated and modernised over recent years, finished to an exceptionally high standard including a new heating system, rewire, plumbing and a newly fitted kitchen, bathroom and two en suites. The accommodation comprises a generous kitchen breakfast room flooded with light over looking open fields, an impressive living room with triple aspect, vaulted ceiling and log burning stove, principal bedroom with a range of built in wardrobes, complimented by a large ensuite bathroom with freestanding bath and walk-in shower. There

are a further two bedrooms one with an ensuite shower room, family bathroom and a conservatory. A substantial attic room, currently being used as a bedroom. The property is double glazed throughout and heated by a oil fired central heating system.

#### LOCATION

Broughton Gifford is an historic and picturesque North Wiltshire village that is surrounded by open countryside and mentioned in the Domesday Book. There is a thriving village community with two pubs and a popular primary school along with a common with a cricket pitch and roaming sheep. A wide range of amenities is available in nearby Melksham (approx 2 miles west) and the market town of Bradford on Avon (approx 4 miles away). The city of Bath is some 11 miles away and is a World Heritage Site renowned for its Roman heritage and Georgian architecture. Communications are

