



📍 43 Westlands Lane, Beanacre, Melksham, Wiltshire, SN12 7QE

🏠 Guide Price £800,000

An exceptional 4-bedroom detached Family Home with extensive living spaces, large garden and grounds, along with a substantial two-storey detached double garage and ample driveway parking.

- VENDOR SUITED
- Individually Designed & Built 4 bedroom Detached Family Home
- Occupying a Large Plot Having been Designed by the Owners
- 4 Large Double Bedrooms Two with En-Suite Shower Rooms
- Large Private Gardens With Electric Double Gates
- Impressive Open-Plan Kitchen Diner / Family Room
- Two Storey Double Garage Ideal For Annexe S.T.P

🏡 Freehold

🏠 EPC Rating C



Nestled in a desirable semi-rural location, this beautifully presented 4-bedroom detached home offers generous and flexible accommodation, meticulously presented to a high standard. With its traditional feel and generous-sized plot, it provides a superb environment for family life and entertaining. Upon entering, you are welcomed into a spacious hallway with plenty of storage and a downstairs cloakroom. There are three reception rooms, including a study looking out onto the front garden, a generous living room to the front which is dual aspect to maximise the natural light, along with a separate dining room located to the rear. This has been designed to include a sun room area with French doors onto the rear garden. There is a large kitchen breakfast room offering ample space for both entertaining and dining, along with a large separate utility room. Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and an en-suite shower room, along with the guest bedroom also having an en-suite shower room, with the remaining two bedrooms being well-served by a contemporary family bathroom. The exterior of this property is a standout feature, offering a garden designed for both relaxation and recreation. Highlights include a large lawn area along with generous sized patio and decked areas, giving multiple seating areas. A purpose-built garden studio provides an excellent home office or creative workspace, complete with power and lighting. Then comes the double detached garage that is designed and built to a very high standard, which, subject to planning, would make an ideal annexe if required or for those who wish to indulge in their passion, such as a few classic cars, with a second floor giving extra space for both home working or perhaps a home gym. The driveway is accessed via electric wrought iron double gates with considerable parking for numerous vehicles.

Situation

Situated in a semi-rural setting, the property offers tranquil living while maintaining excellent accessibility to amenities. Local primary schools, quaint village shops, and traditional pubs are within easy reach. For broader conveniences, the market town of Melksham provides a wider array of shopping, dining, and leisure facilities. Excellent transport links, including nearby train stations and major road networks, ensure effortless commuting to larger towns and cities. The location of Westlands Lane is perfect for easy access to the A350, onwards to the M4 and Bristol/Bath/London areas. With rail stations at both Melksham and Chippenham within a short distance, commuting can be easily achieved, and if the bus is more your style, then there are stops close by. The village of Whitley and Shaw (just over a mile away). Here you will find the popular Shaw Primary School, local churches, a community-led village shop, Golf and cricket club, a cycle shop, and the ever-popular Pear Tree Inn. The picturesque town of Corsham is only 3 miles away, and just around the corner, step back in time at the National Trust village of Lacock.



Westlands Lane, Beanacre, Melksham, SN12

Approximate Area = 2093 sq ft / 194.4 sq m

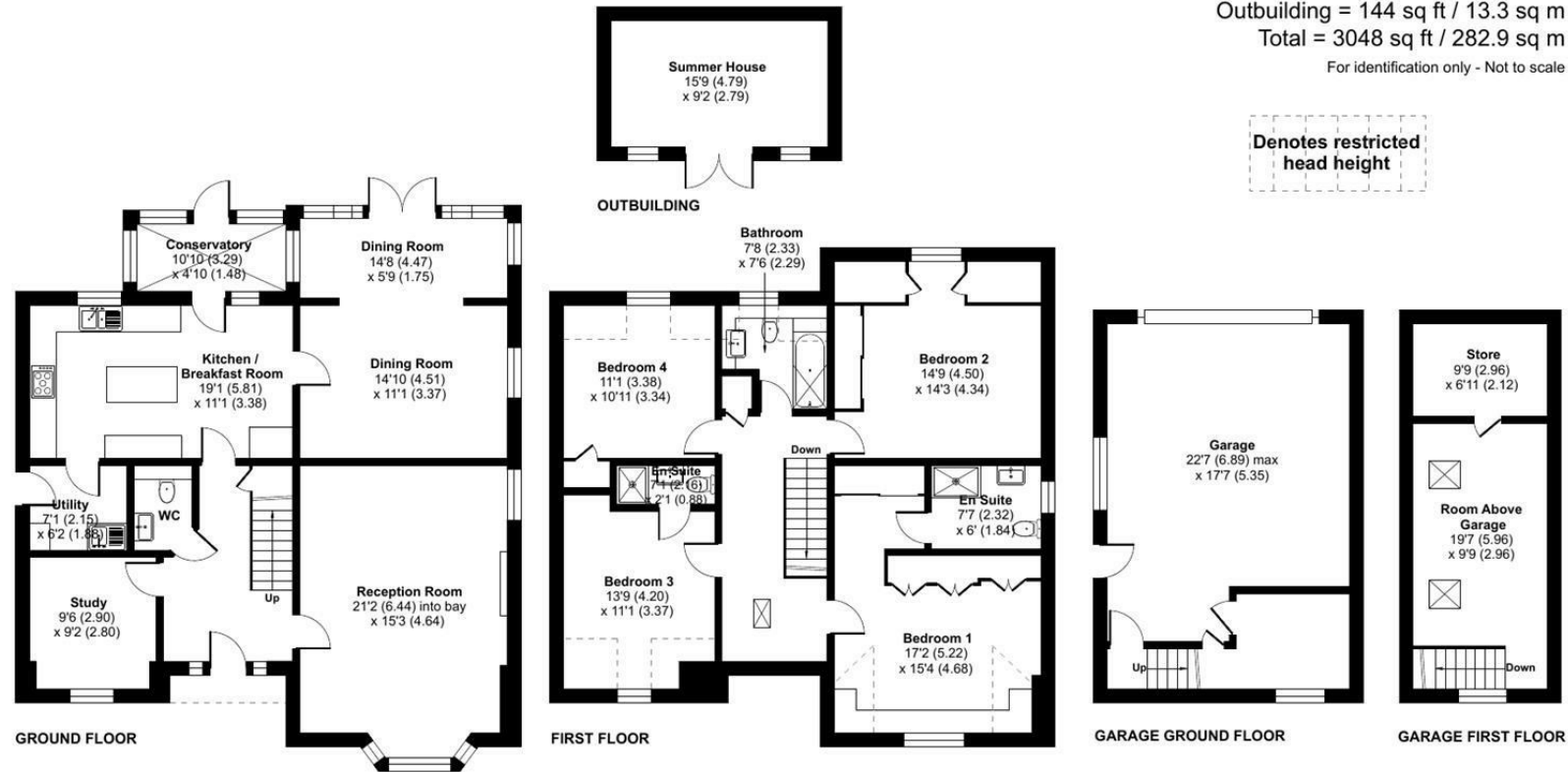
Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 720 sq ft / 66.8 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 3048 sq ft / 282.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1495215

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.