



📍 Mela-say Woodborough, Pewsey, SN9 5PL

🏠 £450,000

A three bedroom detached bungalow needing some minor cosmetic improvement with stunning views over the White Horse and Wessex Downs to rear

- Three Bedroom Detached Bungalow
- Lovely views to rear
- Large Front and Rear Gardens
- Garage and Driveway
- Walking Distance to Woodborough School
- Footpaths and Walks in Doorstep
- Needing some Minor Cosmetic Updating Internally
- Quiet and Peaceful Location

🏡 Freehold

📊 EPC Rating E



Mela-say is a charming property situated in the picturesque village of Woodborough, enjoying breathtaking, uninterrupted views to the rear across the Wessex Downs and towards the iconic Alton Barnes White Horse. This wonderful outlook provides a stunning countryside backdrop, which can be appreciated from a number of rooms as well as the private garden.

Set within a generous plot, the property benefits from driveway parking for two vehicles, in addition to a detached garage offering secure parking and useful storage. The front and rear gardens are a particular feature, providing a peaceful retreat with an area of lawn, established shrubs and well-stocked flower beds bringing colour throughout the seasons. A spacious patio to the rear offers an ideal setting for outdoor dining and entertaining, while a garden shed provides further practical storage.

Internally, the accommodation is both versatile and well-proportioned, offering scope for minor cosmetic improvement to suit individual tastes. The entrance hall leads through to a comfortable reception room, ideal for both relaxing and entertaining. The kitchen/dining room provides a practical space for everyday living, complemented by a separate utility room opening onto rear garden. A bathroom and separate WC add further convenience.

The bedroom accommodation is arranged over two floors, with two bedrooms located on the ground floor, offering flexibility of use, and a further bedroom situated upstairs. In addition, the loft space is accessed via a staircase and benefits from eaves storage, presenting potential for further use, subject to any necessary consents.

Mela-say offers an excellent opportunity to create a delightful home in a sought-after Wiltshire village. With its exceptional views, generous plot and adaptable layout, the property is perfectly suited to those seeking countryside living with the chance to put their own stamp on a home.

#### Property Information

Mains water, drainage and electricity. Electric Heating  
Council Tax band: E  
EPC Rating: E  
Local Authority: Wiltshire County Council

#### Location

Situated in the charming village of Woodborough, Mela-say is conveniently close to local amenities, including a well-regarded village pub, village club and highly regarded Woodborough School. The village offers a garden centre/café, a church, and a highly sought-after primary school. Within easy reach are renowned independent schools such as St Francis, St Margaret's, St Mary's, Dautsey's, and Marlborough College. The larger towns of Pewsey (3.5 miles), Marlborough (8.9 miles), and Devizes (9.8 miles) provide a wide range of leisure facilities, supermarkets, doctors' surgeries, and secondary schools. For commuters, the M4 Junction 15 is approximately 16.6 miles away, the A303 is about 11.3 miles, and the nearest railway station at Pewsey offers direct links to London Paddington and the West Country.



# Mela-Say, Woodborough, Pewsey, SN9

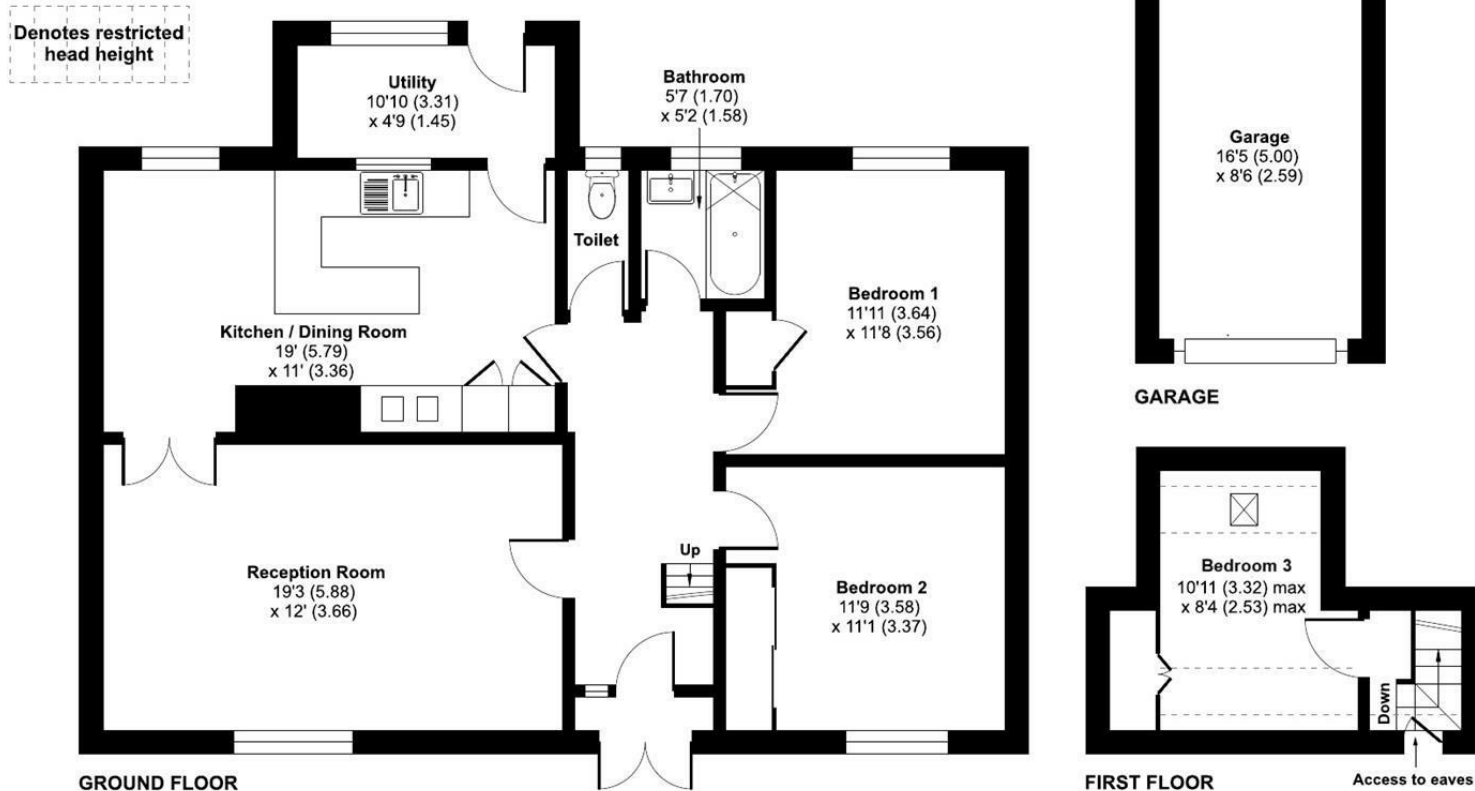
Approximate Area = 1019 sq ft / 94.6 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1199 sq ft / 111.3 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). © n1checom 2026. Produced for Strakers. REF: 1440449

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