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LOCK & KEY
Estate Agents



9 Perrys Lane , Seend Cleeve, SN12 6QA

Lock and Key independent estate agents are pleased to offer this truly immaculate and spacious four bed detached property called Bigbury House built in a lovely Bath stone finish we believed to be built around 1974 situated set back in the highly sought after village of Seend Cleeve. Positioned in a private lane and a short stroll to two destination pubs and our most cherished Kennet & Avon canal walks on your doorstep and close to all the beautiful countryside that goes with this area. With elevated views to the front the accommodation offers good living proportions throughout and is maintained to a very high standard with a new kitchen, English Oak flooring downstairs, refitted bathrooms, tiled flooring to utility, porch and cloakroom all within the last few years. Walking in through the front door and into the welcoming hallway the full length, multi aspect sitting room is the the immediate right hand side with feature fireplace with log burner and oak flooring as well as French doors leading to the side of the house. There are built in storage cupboards to either side of the front door, downstairs cloakroom. There is a fabulous open plan kitchen and dining room to the rear of the house and the contemporary kitchen has a range of wall and floor units with built in appliances including Range Cooker, continuation of the oak flooring and large windows overlooking the rear garden. From the kitchen is a separate utility room with further units and plumbing for white goods. There is a side access door from kitchen to walkthrough between main house and double garage. On the first floor there are four bedrooms, a separate bathroom and a useful further separate shower room. Externally there is a double garage connected to the house with electric doors, a decent driveway offering ample parking for several vehicles and well stocked gardens to front, side and rear with established borders, shrubs, trees and flower beds. Viewing is strongly recommended.

£600,000

9 Perrys Lane

, Seend Cleeve, SN12 6QA



- Abundance Of Local Countryside Walks
- Beautiful Scenery Close by & Canal Links
- Truly Immaculate & Four Bedrooms
- Stunning Kitchen / Dining Room & Lovely Gardens
- Highly Favoured Wiltshire Village
- Set Back, Ample Parking & Double Garage
- Cloakroom, Utility, Bathroom & Further Shower Room
- Short Stroll To Two Renowned Destination Pubs
- Fabulous Detached Family Home
- Hall, Lovely Multi Aspect Living Room & Fire Room

Situation



Directions



Floor Plan

Perrys Lane, Seend Cleeve, SN12 6QA

Approximate Gross Internal Area
 Total = 182 sq m (1955 sq ft)
 Main House = 153 sq m (1646 sq ft)
 Garage = 29 sq m (309sq ft)



© 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 firm's 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	