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**LOCK & KEY**  
*Estate Agents*



## 8 New Lawns , Melksham, SN12 7UB

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this spacious, attractive double-fronted four-bedroom detached property situated in a favoured cul-de-sac within a level walk into town and excellent amenities. Based on two floors and offering good living proportions throughout with just over 1700 sq ft in the main house, the accommodation comprises an entrance hall, dining room, light & airy living room, a conservatory, a super fabulous kitchen / dining room, and a useful utility and a cloakroom. On the first floor, there are four bedrooms, a good size en-suite bathroom, and a family bathroom. Additional features include gas heating and double glazing. Externally, there are front and side access to a lovely private rear garden, ample parking, and an integral garage. Viewing is strongly recommended.

**£495,000**

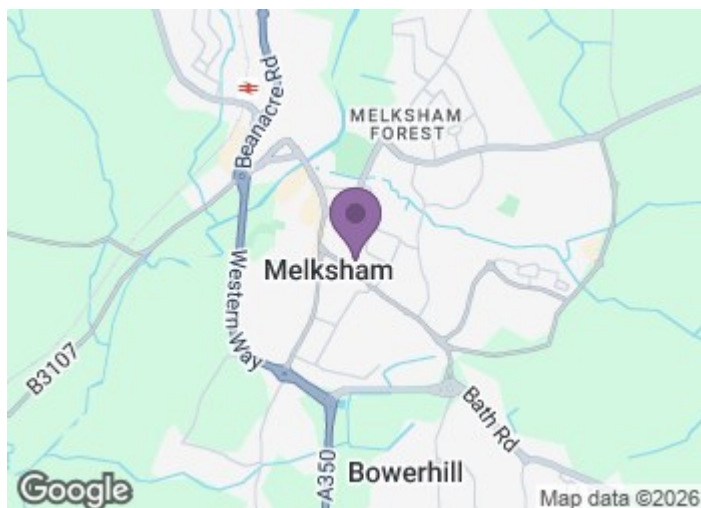
# 8 New Lawns

, Melksham, SN12 7UB



- Attractive, Spacious & Excellent Position
- Fabulous Detached Property
- Rarely Come To The Market
- Integral Garage & Ample Parking
- Four Bedrooms, Good Size En-Suite, Family Bathroom
- Superb Large Kitchen / Family Room
- Cloaks, Useful Utility, Conservatory
- Dining Room & Living Room
- Side Access & Enclosed Rear Garden
- Highly Favoured Cul-De-Sac & Level Walk Into Town

## Situation



## Directions



## Floor Plan

### New Lawns, Melksham, SN12 7UB

Approximate Gross Internal Area  
 Total = 174 sq m (1869 sq ft)  
 Main House = 159 sq m (1707 sq ft)  
 Garage = 15 sq m (162 sq ft)



© Meyer Energy 2026. 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		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	