



📍 Rosedene Cottage, 290A Sandridge Common, Melksham, Wiltshire, SN12 7QS

🏠 Guide Price £775,000

A substantial six-bedroom extended period home benefitting from a one-bedroom annexe, gated parking, and 4 flexible reception rooms.

- Substantial Detached Family Home (2729sqft)
- Beautiful 1 Bedroom Self Contained Annexe (455sqft)
- 5/6 Double Bedrooms In Main House
- Excellent Reception Space
- 2 En Suite Shower Rooms + A Stylish Contemporary Bathroom
- Superb Refitted Kitchen
- Secure Gated Driveway & Ample Parking
- Double Garage (by John William Stables)
- Decked Sun Terrace With Undercover Jacuzzi

🏡 Freehold

🏠 EPC Rating D



A most impressive six-bedroom family home offering a self-contained annexe, extensive gated parking, and superb reception spaces designed for both entertaining and everyday living.

'Rosedene' Cottage is a wonderfully extended property offering over 3,184 sq ft of well-presented, versatile accommodation, including a self-contained one-bedroom annexe. This makes it an ideal home for multi-generational living, with the added benefit of ground-floor accommodation.

In the main house, a large and welcoming hallway with wooden flooring leads to a bay-fronted dining room/snug on one side, and to a 25ft dual-aspect sitting room on the other, featuring an exposed brick fireplace with inset log-burning stove. The superb refitted kitchen/breakfast room is well equipped with quality appliances, a breakfast bar, and quartz worktops. Additional ground-floor accommodation includes a dedicated work-from-home study and a useful utility room. A flexible ground-floor bedroom/family room is complemented by a luxurious contemporary bathroom. On the first floor are five generous double bedrooms, along with a modern en-suite shower room and a separate WC.

Outside, wooden double gates open onto a large driveway providing extensive parking and leading to a barn-style double garage by John Williams Stables, with an adjacent store room. The property enjoys lawned front gardens and, to the rear, a private extended decked sun terrace, ideal for al fresco dining and entertaining, complete with a covered jacuzzi area.

The charming annexe offers a double bedroom, en-suite shower room, dual-aspect living area, and a modern kitchen. This is an ideal space for a dependant relative or guests, or alternatively provides an attractive income opportunity if utilised as an 'Airbnb.'

Situation

This wonderfully spacious home is set between Melksham and the popular village of Bromham, with countryside views to the front. Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. There is excellent private and comprehensive schooling for all ages in the area. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

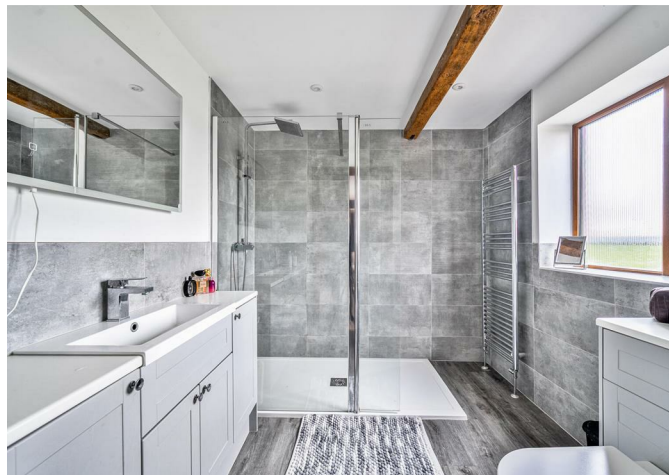
Property Information

Council Tax: Band G. EPC Ratings: Main House D and Annexe E

Services: Oil fired central heating to main house and electric heaters in the annexe, with mains water, electricity and drainage all connected.

The owner has recently fitted new double glazed windows.

Agents Note: Please note the field directly to the rear of Rosedene has outline planning consent for residential housing (subject to reserved matters).



Sandridge Common, Melksham, SN12

Approximate Area = 2729 sq ft / 253.5 sq m

Annexe = 455 sq ft / 42.2 sq m

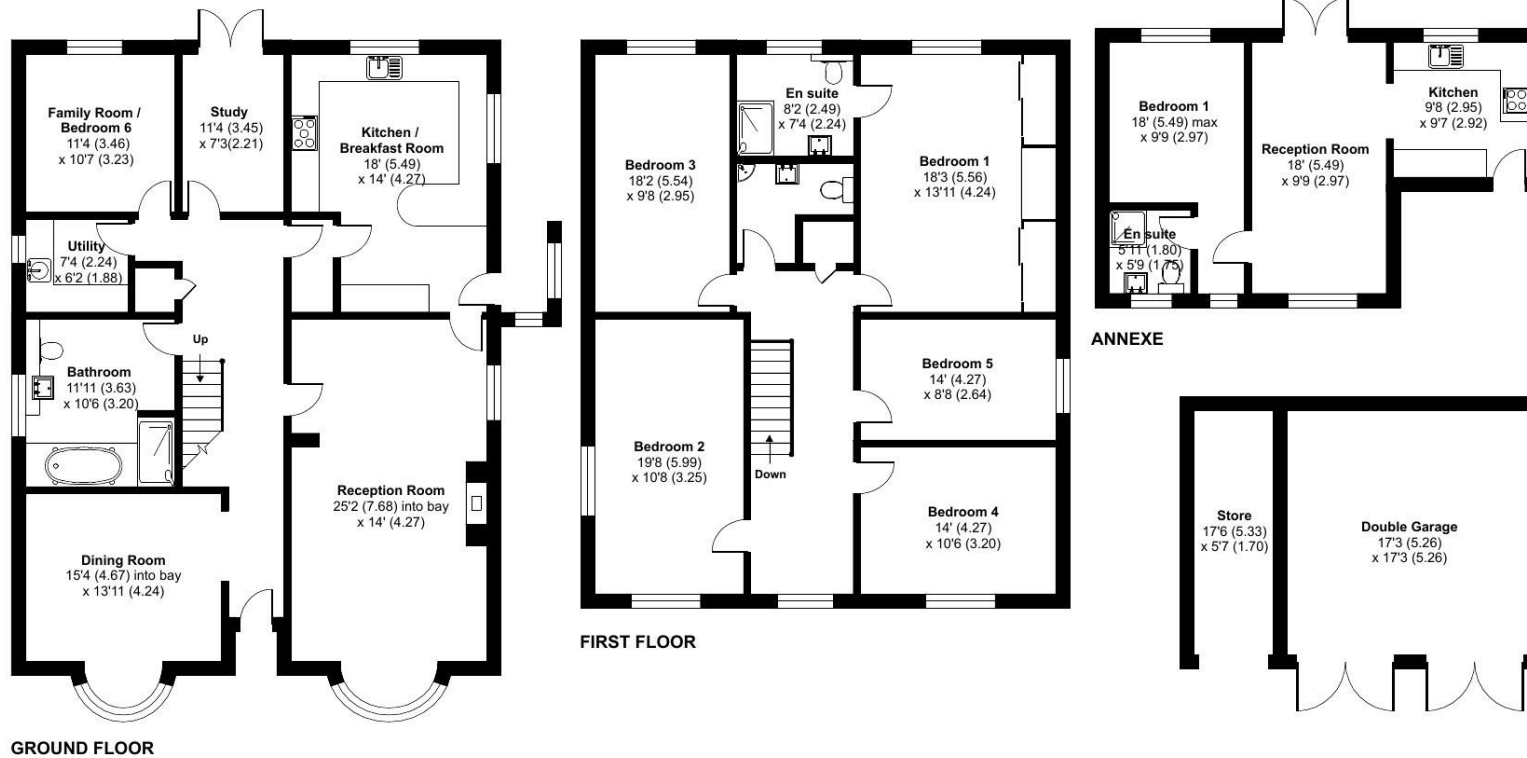
Garage = 303 sq ft / 28.1 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 3586 sq ft / 333.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1400366

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.