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LOCK & KEY
Estate Agents



187 Woodrow Road , Melksham, SN12 7RF

Lock and Key independent estate agents are pleased to offer this handsome, impressive and attractive early 18th century period farmhouse (Grade II Listed) called Woodrow House going out towards the national trust village of Lacock which sits in approx. 0.5 of an acre gardens in total and occupies a very pleasant semi rural situation backing onto farmland and with southerly views to the front across open countryside towards Sandridge Hill. Set back behind a row of pollard Lime trees in front and bounded walling, there is a long and wide gravelled drive to the side with excellent turning parking for numerous vehicles and a detached three bay Oak-Framed Open Fronted Garage.

Main House - Internally is 4400 sq ft, there is an abundance of character features, with exposed stone walling, beams, a stone and open fireplaces, recessed walling, lovely deep window seating, beautiful staircases to name a few and space with good living proportions throughout to include, welcoming hallways, drawing room, dining room, large kitchen / dining room, a light & airy garden room, useful utility and cloaks, another boot room/cloakroom and a further family room. There are two staircases on either end, on the first floor secondary staircase is two bedrooms and an en-suite, and from the other main staircase are three bedrooms, an en-suite and family shower room. A further staircase will take you to the second floor where there is another attic bedroom (L shaped) with sloping ceilings, to include a useful store room area and an en-suite bathroom. Externally at the front is a most attractive walled garden with wrought-iron gates, shrub borders, pollarded Limes and a Weeping Ash. The garden looks out across the adjacent open countryside and at the rear there are further garden areas with log store, former stable all backing onto farmland. Viewing is strongly recommended. No Chain.

£825,000

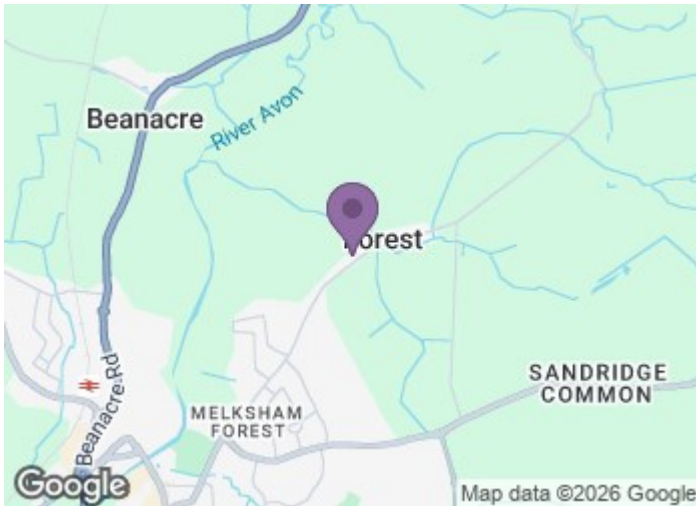
187 Woodrow Road

, Melksham, SN12 7RF



- A Beautiful Detached Period House (Grade II Listed)
- Mature Gardens At Front & Rear Close To Approx 0.5 An Acre
- Staircases With Fine Balusters, Hallways, Utility, Cloaks
- Main House 4400 Sq Ft & No Chain
- Of Great Character In A Semi Rural Location
- Backing Onto Farmland & Views To The Front
- En-Suites, Shower Room, Bathroom, Garden Room
- Fine Early 18th Century Farmhouse
- Ample Parking & A Detached 3 Bay Oak Framed Open Garage
- Lovely Drawing Room, Dining Room, Family Room, Kitchen / Dinning Room

Situation



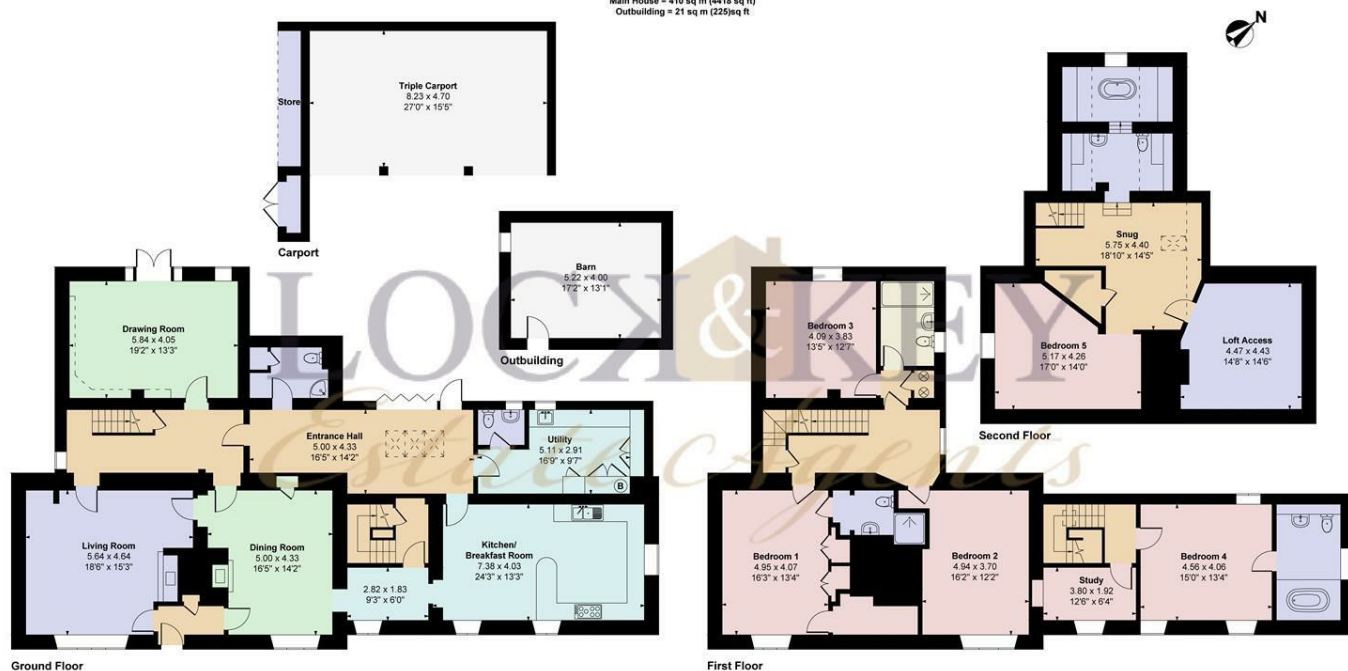
Directions



Floor Plan

Woodrow Road, Forest, Melksham, SN12 7RF

Approximate Gross Internal Area
 Total = 431 sq m (4643 sq ft)
 Main House = 410 sq m (4418 sq ft)
 Outbuilding = 21 sq m (226 sq 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			74
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	