

GROUND FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.8 SQ.M.)

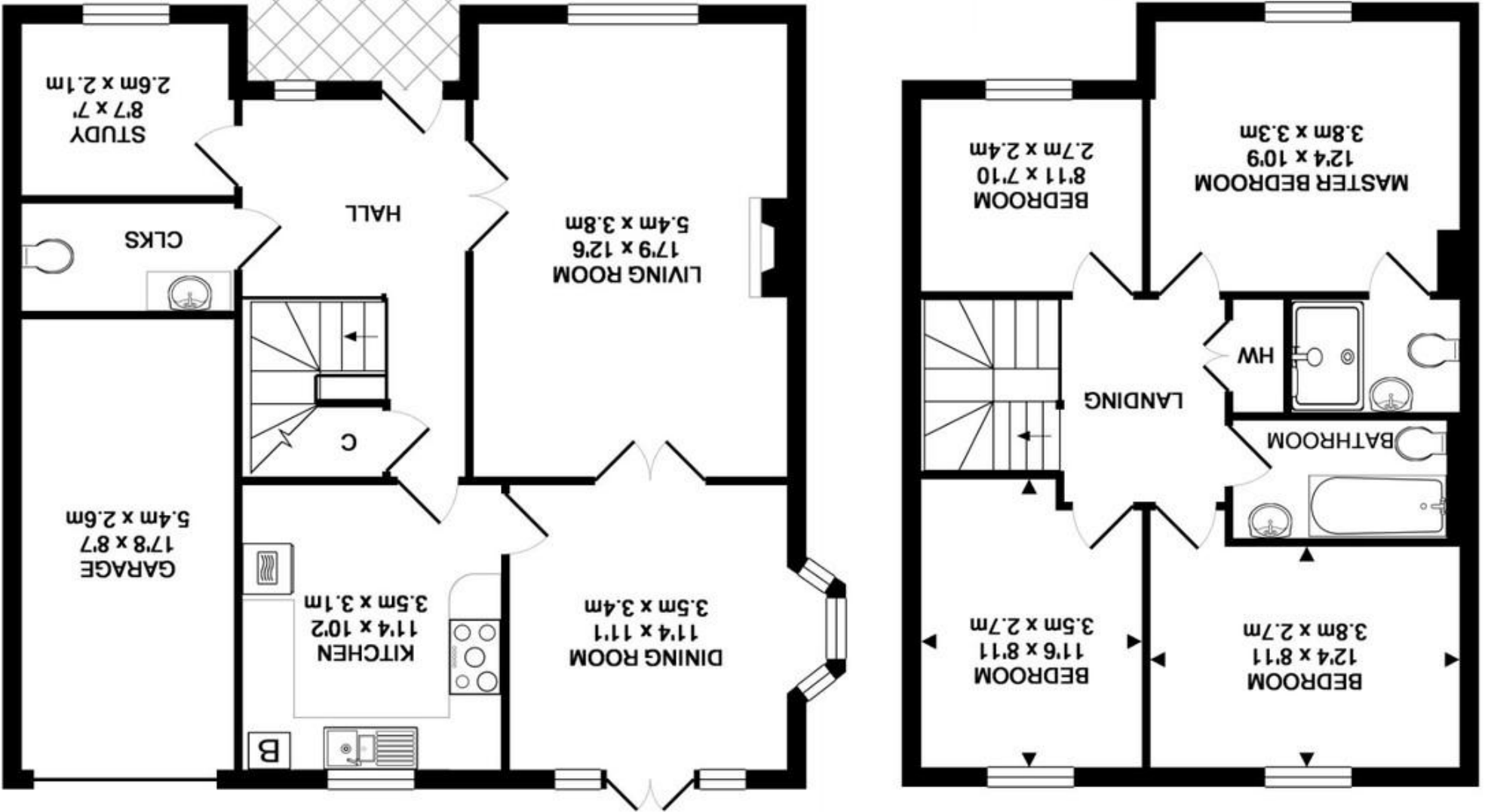
TOTAL APPROX. FLOOR AREA 1432 SQ.FT. (133.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)



The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. It is recommended that you contact our office for further information.

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3 Beltane Place, Shaw Hill, Melksham, SN12 8LE

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- Beautifully presented house
- Delightful gardens
- 4 Bedrooms
- Kitchen with integrated appliances
- Popular village location
- Garage & Parking
- Sitting room & Dining room
- Large hall & study

£325,000

Situation and Description

Beautifully presented link detached house finished to an exceedingly high specification, situated within this popular village boasting accommodation including master bedroom with en suite shower, 3 further bedrooms, family bathroom, sitting room, dining room, study, kitchen with built in appliances and cloakroom. There are delightful gardens, an attached garage and ample driveway parking.

The property stands on a corner plot with inset flower beds to the front and a Cotswold stone wall to the front boundary with a paved pathway to the front entrance. There is an area of lawn to the side with evergreen shrubs, ornamental trees and Beech hedge. The rear is fully enclosed by re constructed stone walling and is laid to lawn with paved patio and pathways and shrub border. There is a garden shed, outside tap and gate to the side giving access to the driveway and garage.

The popular village of Shaw lies within easy access of Bath, Corsham and Melksham and benefits from a church and nursery and primary school within 1 mile of the property. The Shaw Country Hotel which is open to non residents is within a short distance whilst the renowned Pear Tree Pub Restaurant is within a mile or so of the neighbouring village of Whitley which also boasts a golf course. The M4 motorway is also within easy driving distance and high speed rail service to London Paddington via nearby Chippenham.

EPC Rating D



Directions

Leave Corsham on the B3353 sign posted Melksham. Continue through Gastard and Whitley. At the traffic lights in Whitley, turn right on to the A365. Beltane Place is then about 1/4 mile on the right.