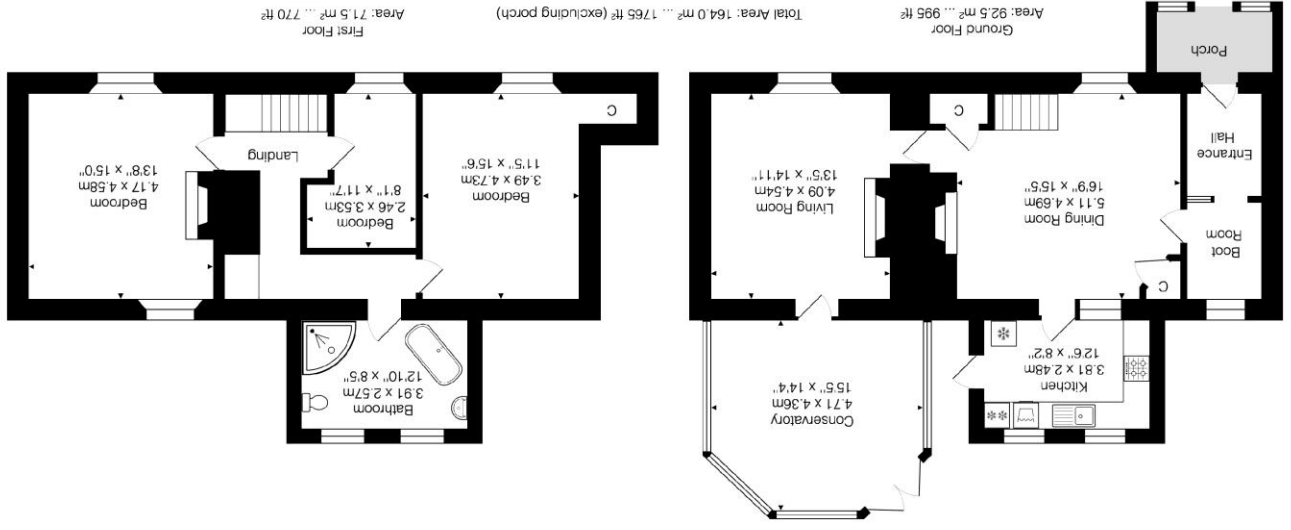


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| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| 62   | 80        |
| <b>England, Scotland &amp; Wales</b><br>EU Directive 2002/91/EC<br>Not energy efficient - higher running costs                         |           |
| G  | D         |
| F  | C         |
| E  | B         |
| D  | A         |
| C  | A         |
| B  | A         |
| A  | A         |
| Very energy efficient - lower running costs<br>(92-100) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G |           |

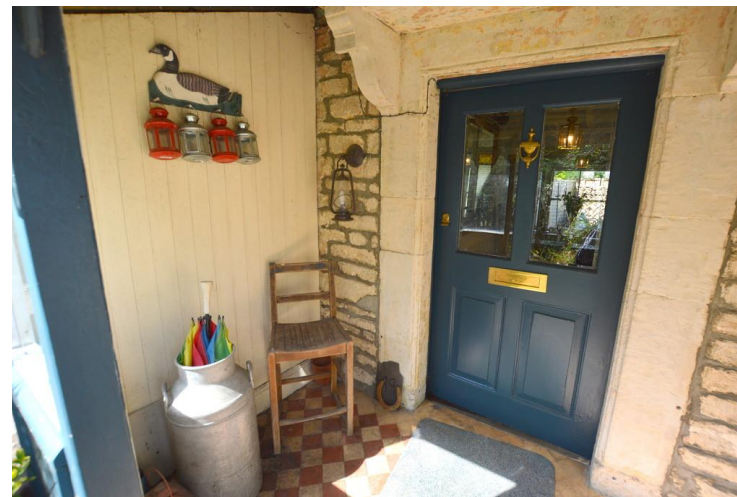


**Kavanaghs**

49 Church Lane,  
Melksham, SN12 7EQ

£447,500

- Hidden Gem - with the Wow factor
- Character Semi Detached Cottage
- Three Bedrooms - Two Receptions
- Conservatory
- Many Period Features
- Viewing Essential
- EPC: D (62)



**SITUATION:**

The property is situated on the Lacock side of town, but within an easy reach to the town centre. Close by is the King George V park, schools and other local amenities. Melksham town centre offers a range of shops, cafes and supermarkets. The new Melksham campus is being developed throughout 2022 to provide fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

**DIRECTIONS:**

From the centre of Melksham follow out on Sandridge Road heading towards Calne, after passing the Co-op on the right hand side turn left into Church Lane just off the second roundabout, follow on nearing the end of the road and the property will be found on the left hand side, hidden away via a five bar wooden gate

**CONSERVATORY:**

15' 05 max" x 14' 05" (4.7m x 4.39m) Being low walls with Upvc double glazed windows and double French doors opening into the pretty rear garden, tiled floor.

**KITCHEN:**

12' 04" x 7' 07" (3.76m x 2.31m) With two double glazed windows over looking the rear garden, half wood glazed door out to garden, attractive range of modern base and wall units with white ceramic sink with drainer and mixer tap, incorporating four ring gas hob with oven under and canopy extractor hood over, plumbing for washing machine, space for fridge/freezer and part tiled walls, tiled floor, cupboard housing Worcester boiler (not tested by Kavanaghs).

**FIRST FLOOR:**

**LANDING:**

With loft access, radiator and doors to:

**DESCRIPTION:**

WOW! A truly stunning cottage, a hidden gem, tucked away, dating back to the 1600's. The original farmhouse has been converted, extended and separated into a pair of semi detached properties back in the 1960's. The property is approached by the 100ft garden area with parking and being enclosed with pretty shrubs and bushes. Tucked away is the front porch opening into the entrance vestibule, as you walk through the impressive dining room which offers pretty sash window & wood burner, stairs to first floor and doors through into the modern kitchen, spacious sitting room and onto to the light and bright conservatory. Upstairs offers three good size bedrooms and fantastic bathroom which has a freestanding roll top bath and separate shower cubicle. The rear garden is private and enclosed being mostly laid to lawn and surrounded with mature bushes. There is also a workshop to the rear of the garden which has light and power. This property is not to be missed and we highly recommend a viewing to appreciate all it has to offer.

**BEDROOM ONE:**

15' 00" x 13' 07" (4.57m x 4.14m) With sash window to front, exposed beams, radiator, small double glazed window to rear and feature cast iron fireplace.

**BEDROOM TWO:**

15' 06" x 11' 04" (4.72m x 3.45m) With sash window to rear, patterned sash window to front, radiator.

**BEDROOM THREE:**

11' 06" x 7' 11" (3.51m x 2.41m) With sash window to front, radiator.

**BATHROOM:**

12' 09" x 7' 11" (3.89m x 2.41m) Beautiful bathroom with a white suite comprising of freestanding rolled top bath and two double glazed windows looking out into the rear garden, wash hand basin with vanity unit under, corner shower cubicle, low flush wc, tiled floor with underfloor heating and ladder radiator.

**OUTSIDE:**

**ENTRANCE PORCH:**

With Quarry tiled floor, half glazed wooden front door which opens into entrance vestibule.

**ENTRANCE VESTIBULE:**

15' 07" x 7' 07" (4.75m x 2.31m) With patterned tiled glass and wood arch through, herring wood block floor, sash window to rear, dado rail and exposed beams through to:

**DINING ROOM:**

16' 09" x 15' 03" (5.11m x 4.65m) With sash window to front with lovely wooden window seat underneath, solid oak floors, radiator, feature open faced brick fireplace with working wood burner, stairs to first floor with under stairs storage, timber and plaster feature walling, exposed beams, wall lighting, door through to kitchen and door into sitting room.

**SITTING ROOM:**

15' 00" x 13' 08" (4.57m x 4.17m) With sash window to front, feature open cast iron fireplace with pretty patterned tiled and decorative mantle, solid wood floors, radiator, exposed beams.

**GARDENS:**

Beautiful gardens to both the front and rear of this lovely cottage. To the front approximately 100ft of gardens are accessed by a wooden five bar gate onto gravelled parking, various established trees, flowers, bamboo plants and bushes surround lawns which lead to the cottage. The rear gardens again have been lovely maintained and offer various paved seating areas, flowers, bushes, trees and fruit trees, a level lawn and canopy seating bench.

**WORKSHOP:**

14' 09" x 11' 02" (4.5m x 3.4m) With window to front, lighting and power.

**TENURE:**

Freehold with vacant possession on completion.

**SERVICES:**

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler in the kitchen (not tested by Kavanaghs).

**COUNCIL TAX:**

The property is in Band D with the amount payable for 2022/23 being £2,127.86.

**CODE: 10972 30/06/2022**

