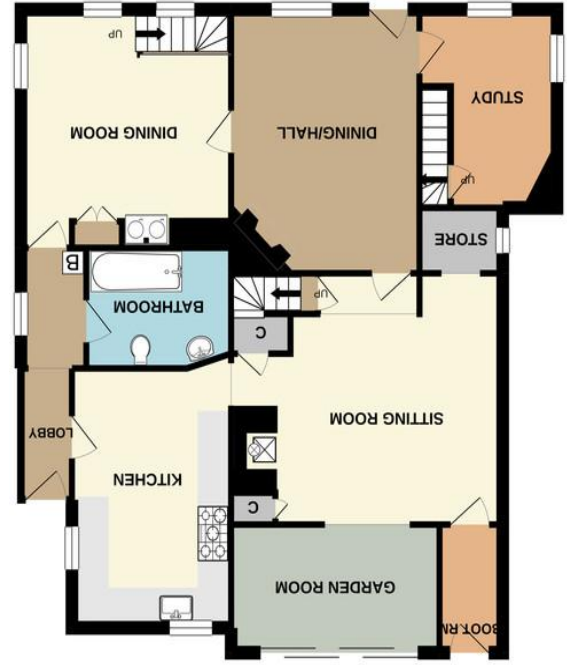


**IMPORTANT NOTICE**  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be taken upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty for any person in their employment to make or give any representation or warranty or for any person who is not a member of the firm. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points of clarification, Kavanagh have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, chimneys and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo ©2023



1ST FLOOR  
806 sq. ft. (74.9 sq.m.) approx.



GROUND FLOOR  
1155 sq. ft. (107.3 sq.m.) approx.



- Dating from 16th Century
- Grade II Listed
- Five bedrooms
- Three/Four Reception Rooms
- Two Bathrooms – Cloakroom
- Kitchen and Pantry
- Grounds and Gardens Circa 1/4 acre
- Ample Parking





**SITUATION:**

The cottage is exceptionally well located in a most sought after conservation area just off Cannon's Square. Although peaceful the town centre is close by with most amenities being within a few minutes walk. Melksham is well placed for access to the county town of Trowbridge 5 miles, the historic town of Bradford on Avon 5 miles, Chippenham with it's mainline rail station with access to the M4 8 miles and the city of Bath 12 miles.

**DESCRIPTION:**

A beautiful double fronted cottage believed to be one of the oldest properties in the town dating from the 16th century with later 17th and 18th century extensions. Built mainly of painted rubble stone and part timber framed beneath a stone tiled roof. The spacious and well appointed accommodation is arranged over two floors enjoying a wealth of period features including beamed ceiling to most rooms, original timber flooring, fireplaces etc, the kitchen, pantry and bathrooms fitting have been updated in recent years. Outside the grounds extend to circa 1/4 acre with well maintained and mature gardens and ample parking for several cars. An early inspection is advised by the vendors selling agent.

**FIRST FLOOR:**

**LANDING:**

With split level landing with Scotch pine flooring, window to rear, built in cupboard, loft access, doors to:-

**MASTER BEDROOM:**

16' 3" x 11' (4.95m x 3.35m) With window to front and stained glass window to side, original timber flooring, radiator, two built in wardrobes.

**BEDROOM TWO:**

12' 9" x 11' (3.89m x 3.35m) With window to front, radiator, high level built in cupboards.

**CLOAKROOM:**

With stone tiled flooring, wash basin, low level w.c., chrome towel rail/radiator, extractor fan, recess storage area.

**SHOWER ROOM:**

With stone tiled flooring, walk in double shower cubical, low level w.c., wash hand basin, double glazed window to rear, chrome towel rail/radiator, extractor fan.

**ACCOMMODATION:**

**RECEPTION HALL/DINING ROOM:**

15' 6" x 12' 3" (4.72m x 3.73m) With original beamed ceiling, oak flooring, period fireplace housing gas fired cast iron stove, window shutters to front window, radiator.

**STUDY:**

11' 9" x 8' 9" (3.58m x 2.67m) With windows to front and side, beamed ceiling, radiator and staircase to Bedroom four.

**SITTING ROOM:**

16' x 14' 3" (4.88m x 4.34m) With original beamed ceiling, oak flooring, period fireplace with cast iron wood burning stove, two radiators, stairs to first floor, useful recess with window to side, thought to:-

**GARDEN ROOM:**

13' 9" x 6' 9" (4.19m x 2.06m) With natural stone walls, radiator, full width sliding oak glass doors.

**BOOT ROOM:**

6' 9" x 4' 6" (2.06m x 1.37m) With radiator, stone tiled flooring, door to garden.

**BEDROOM THREE:**

13' 6" x 8' 3" (4.11m x 2.51m) With window to rear, original oak flooring, Victorian fire grate, radiator, built in wardrobe.

**BEDROOM FIVE:**

8' 9" x 6' 6" (2.67m x 1.98m) With window to front, scotch pine flooring, radiator.

**BEDROOM FOUR: (ACCESS VIA STUDY STAIRCASE)**

12' 9" x 9' (3.89m x 2.74m) With window to front, radiator.

**GROUNDS AND GARDENS:**

To the rear of the property a formal garden, enclosed by timber fencing and stone walls with area's of lawn enclosed with low box hedging, mature specimen and fruit trees, water feature, garden lighting and side access to the front.

**LAUNDRY ROOM: 9' X 5'3" with plumbing for washing machine.**

**KITCHEN:**

15' 6" x 8' 3" (4.72m x 2.51m) With an attractive full range of timber fronted wall and floor units, granite work surfaces, one and half inset bowl sink unit, radiator, stone tiled flooring, Range Master Classic 110 five burner stove with extractor hood over, built in dishwasher, windows to side and rear, recess spotlighting.

**REAR HALLWAY:**

With door to garden, window to side, stone tiled floor, radiator, cupboard housing gas fired central heating boiler, (supplying central heating and domestic hot water - not tested by Kavanaghs).

**BATHROOM:**

6' 9" x 6' 9" (2.06m x 2.06m) With Victorian style suite comprises:- rolled topped bath with claw feet, low level w.c., wash hand basin, chrome towel rail/radiator, half tiled walls, stone tiled floor, recess spotlighting.

**PANTRY:**

13' 9" x 10' 3" (4.19m x 3.12m) With original beamed ceiling, solid fuel Aga, free standing base units, built in larder, under stair cupboard, radiator, stone tiled flooring, windows to front and side, staircase to first floor.

A wrought iron gate gives access to a large Cotswold stone parking area which can accommodate several vehicles with double wooden gates giving access. (shared driveway with access to Church Walk). Beyond a further garden area of generous size, laid mainly to lawn with numerous specious and fruit trees. Summerhouse, greenhouse and several sheds.

**SERVICES:**

Main services of gas, electricity, water and drainage are connected.

**TENURE:**

Freehold with vacant possession on completion.

**COUNCIL TAX BAND:**

The property is in Band E with the amount payable for 2023/24 being £2,725.07.

**CODE: 10715 16.1.20**

**TO VIEW THIS PROPERTY:**

To arrange a viewing please call 01225 706860 or email sales@kavanaghs.co.uk.

