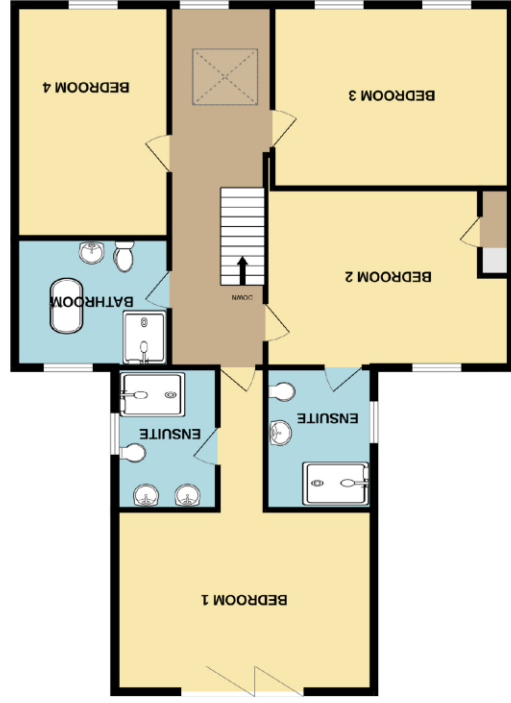
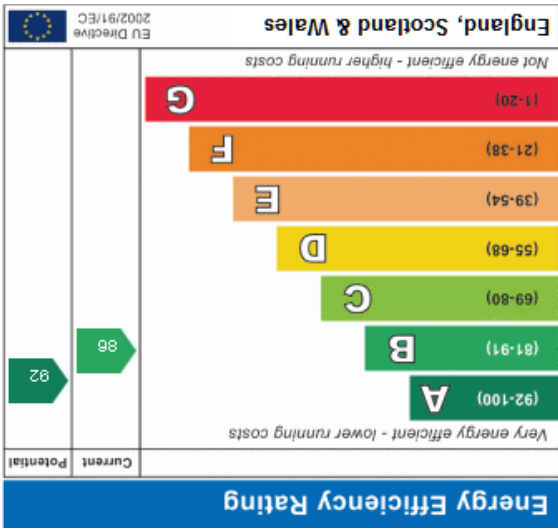
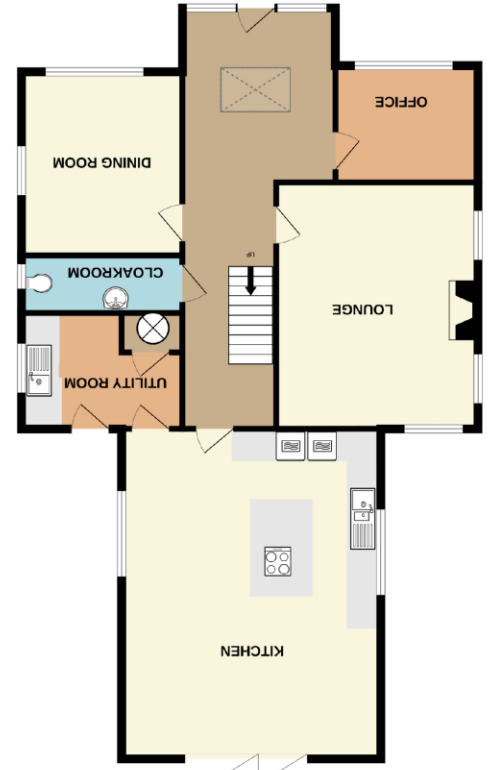


**IMPORTANT NOTICE**  
 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh's or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The vendor does not make or give any representation or warranty nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property. 6. We have not carried out a survey of the property nor tested any 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, building regulations approval or other statutory or regulatory permission, Any reference to such matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanagh's have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



1ST FLOOR



GROUND FLOOR

Total Floor Space:  
 2690 Sq Ft

Small text: Schematic Diagram Only - Not to Scale



**Wellstone House**  
 27a Beanacre  
 Melksham, Wiltshire. SN12 7PT  
 £850,000

- Luxury Detached Brand New Home
- Designed to a High Specification Throughout
- Four Double Bedrooms – Two En Suites
- Stunning Master Suite
- Generous Landscaped Gardens
- Double Garage/Ample Parking/turning Space
- Viewing Essential - No Chain
- EPC: B (86)  
 COUNCIL TAX: tbc



**SITUATION:**

Tucked away, nearing the end of this country lane, perfect for easy access to the A350, onwards to the M4 and Bristol/Bath/London areas. With rail stations at both Melksham and Chippenham within a short distance, commuting can be easily achieved and if the bus is more your style, then there are stops close by. Despite all the convenience, the location is also set close to a myriad of countryside walks, and the village of Whitley and Shaw (just over a mile away. Here you will find the popular Shaw Primary school, local churches, a community led village shop, and the ever popular Pear Tree Inn. Beechfield house is within walking distance as well if you fancy an afternoon tea or a day at the spa. Melksham and it's ever expanding range of independent shops is within a couple of miles and the picturesque town of Corsham is only 4 miles away. Just around the corner, step back in time at the near by National Trust village of Lacock!

**DESCRIPTION:**

Simply stunning individual brand new detached residence, traditionally built in Bekstone with Bath stone finishes. This stylish home has been finished with attention to detail throughout, offering a 10 year build warranty, Upvc Anthracite casement double glazed windows, underfloor heating on the ground floor with individual thermostats in all rooms, radiators to the first floor from a Samsung air source

**FIRST FLOOR:**

**LANDING:**

With solid oak and glass galleried landing, vaulted ceiling, loft access, radiator, doors to:-

**MASTER SUITE:**

17' 06" x 14' 10" (5.33m x 4.52m) With triple bi fold doors with Juliet balcony, two radiators.

**EN SUITE SHOWER ROOM:**

With window to side, luxury suite comprises:- double shower with dual control fixed rain shower and flexible hand shower, feature glass screen, his and hers wash hand basin within vanity unit with illuminated mirror over, floating w.c., fully tiled walls, ladder radiator, extractor.

**BEDROOM TWO:**

13' 05" x 12' 01" (4.09m x 3.68m) With window to rear, radiator, built in storage cupboard, door to:-

**EN SUITE SHOWER ROOM:**

With window to side, modern white suite with gold coloured fittings comprises:- double shower with dual control fixed rain shower and flexible hand shower, with glass screen, wash hand basin set on floating vanity unit, with illuminated mirror over, low level w.c., feature ladder radiator, extractor, recess ceiling lighting.

heat pump system with Nest controller. The beautiful internal doors are Oak veneer, with engineered Oak herringbone flooring and carpeting throughout. The well-designed bathroom and shower rooms are mainly Grohe or Mira fittings and fixtures with the majority of the tiling being Porcelanosa.

Landscaped grounds and gardens backing onto open countryside, with large double garage and parking and turning for several vehicles. A property well worth viewing!

**ACCOMMODATION:**

Composite five hook lock front door:-

**RECEPTION HALL:**

With vaulted ceiling, large velux window and window to front, solid oak and glass galleries landing, feature lighting, solid oak and glass balustrade staircase to first floor,

**CLOAKROOM:**

With window to side, with white suite comprises:- low level w.c., floating vanity unit with inset wash hand basin, tiled splash back with decorative circular mirror over, recess lighting.

**SITTING ROOM:**

16' 07" x 13' 10" (5.05m x 4.22m) With window to rear and two to side, feature inset woodburner with tiled hearth.

**BEDROOM THREE:**

13' 05" x 12' 03" (4.09m x 3.73m) With two windows to front, radiator.

**BEDROOM FOUR:**

14' 09" x 9' 09" (4.5m x 2.97m) Window to front and radiator.

**FAMILY BATHROOM:**

With window to front, luxury white suite comprises:- freestanding oval bath with floating central taps, double shower with dual control fixed rain shower and flexible hand shower, glass screen, floating w.c., wash hand basin on floating vanity unit, mirror and lighting over with ladder feature radiators to either side, recess ceiling lighting, extractor, fully tiled walls and feature alcoves with lighting.

**OUTSIDE:**

**GROUNDS & GARDENS:**

Perfect landscaped generous gardens, newly laid lawns, raised stone paved patio with featured original re built well, permeable block paving to the front and Cotswold chipping stone driveway, with ample parking and turning space all enclosed to the rear by close timber fencing and backing onto open countryside. Covered bin store, external lighting,

**DINING ROOM:**

13' 0" x 9' 08" (3.96m x 2.95m) With window to front and side.

**STUDY/PLAYROOM:**

9' 09" x 7' 10" (2.97m x 2.39m) With window to front, recess ceiling lighting.

**KITCHEN/DINER:**

22' 09" x 17' 04" (6.93m x 5.28m) With window to either side, three door bi fold doors opening into the garden, stunning fully fitted Charcoal kitchen with Quartz work surfaces, integrated Neff appliances including electric hob, (set within the island), twin Neff fan ovens, Neff integrated dishwasher and fridge/freezer, built in undemount sink/drainer unit, over lighting, breakfast bar.

**UTILITY ROOM:**

With window to side, modern base units incorporating quartz work surface and back stand with built in undemount sink/drainer unit, integral Hoover washing machine and tumble drier, door to garden, cupboard housing boiler and heating controls.

Zappi electric charge point, outside tap, water butts to garage.

**DOUBLE GARAGE:**

21' 0" x 20' 0" (6.4m x 6.1m) With twin electric up and over doors, (remote controls), under eaves storage, lighting and power, window and personal door to side.

**TENURE:**

Freehold with vacant possession on completion.

**COUNCIL TAX:**

The property council tax Band is yet to be set.

**SERVICES:**

Main services of electricity, telephone/broadband Bt and fibre, mains water and drainage is supplied via a Kingspan treatment plant. Currently plans are moving forward to install mains drainage to the area provided by Wessex Water. TV Ariel to the loft and multiple outlets throughout the house - USB data points within the lounge/kitchen/bedrooms one and two. Energy efficient LED lighting throughout.

**CODE: 11209 25.5.23**

**TO ARRANGE A VIEWING:**

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

