



# Kapiti

## 323a Snarltan Lane

### Melksham

### SN12 7QW

Tucked away in a quiet and desirable corner of Melksham, this well-presented four-bedroom detached home offers generous living space throughout. Complete with a private swimming pool and self-contained annex, it's ideal for families or multi-generational living. Offered with no onward chain.

#### Property Features

- No onward chain
- 4/5 bedroom detached home
- Swimming pool
- Sizeable self-contained annex
- Quite location
- Immaculate condition throughout

Tenure: Freehold

**£850,000**



Total Area: 288.7 m<sup>2</sup> ... 3108 ft<sup>2</sup> (excluding store, workshop)  
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

### Entrance Hall

With hardwood flooring, external door, front aspect windows, radiator, access to all downstairs rooms.

### Living Room

With front aspect window, sliding glazed doors to garden, feature fireplace, two radiators.

### Study/Bedroom 5

With carpets, front aspect window, radiator.

### Cloakroom

With hardwood flooring, toilet, sink, radiator, side aspect window, built in storage housing the boiler.

### Snug

With hardwood flooring, radiator, sliding glazed doors to patio.

### Kitchen

With tiled flooring, rear aspect windows, a range of floor and wall mounted units with granite worktops, stainless steel sink, integrated dishwasher, double chest height oven, 4 ring induction hob, open arch to,

### Dining Room

With carpets, rear and side aspect windows, two radiators.

### Utility

With hardwood flooring, side aspect window, rear external door, plumbing for white goods, storage units and worktops with ceramic sink, built in storage, radiator.

## First Floor

### Landing

With carpets, front aspect window, built in storage as an airing cupboard, access to loft via hatch, radiator.

### Bedroom 1

With carpets, front aspect window, radiator, built in storage; En suite featuring tiled flooring, shower, toilet, sink, heated towel rail, built in wall-mounted storage, rear aspect window.

### Bedroom 2

With carpets, front aspect window, built in storage, radiator.

### Bedroom 3

With carpets, rear aspect window, radiator.

### Bedroom 4

With carpets, rear aspect window, radiator.

### Bathroom

With tiled flooring, bath with shower head attachment, toilet, sink, heated towel rail, built in storage, side aspect window.

## Annex

## Ground Floor

### Reception room 1

With hardwood flooring, front and side aspect windows, radiator, open plan to,

### Reception Room 2

With continued hardwood flooring, front aspect windows, three radiators, open plan to,

### Kitchen

With tiled flooring, a range of floor and wall mounted units, with integrated dishwasher, sink, electric hob and oven.

### Cloakroom

With tiled flooring, rear aspect window, toilet.

### Shower Room

With hardwood flooring, rear aspect window, double width walk in shower, sink, heated towel rail.

## First Floor

### Bedroom

With carpets, two front aspect windows, built in storage.



## Situation

Melksham offers amenities including sporting facilities, swimming pool and a range of retail outlets including a Waitrose supermarket. The town also provides good access to a range of schools including Stonar and easy access to the M4 motorway junction 17.

The World Heritage City of Bath is within approximately 13 miles; providing a much fuller range of retail outlets together with many other amenities to include; The Theatre Royal, Thermae Spa, plus a wide selection of schools

## Description

Situated in one of Melksham's most desirable residential areas, this beautifully presented four-bedroom detached home offers generous, well-designed living space, complemented by a self-contained one-bedroom annex and a stunning private swimming pool. Perfect for families or those seeking flexible accommodation, this exceptional home is offered to the market with no onward chain.

Upon entering, you're greeted by a bright and spacious entrance hall that sets the tone for the rest of the property. The sleek, modern décor flows throughout, creating a stylish yet welcoming feel. The dual-aspect living room features a charming fireplace and an abundance of natural light, while a separate snug provides an additional cosy space to relax or entertain.

The heart of the home is the impressive open-plan kitchen and dining area, ideal for family life and entertaining. It features a range of quality fitted units, granite worktops, integrated appliances, and ample space for a large dining table. A separate utility room and cloakroom add further practicality, while a study (or fifth bedroom) offers valuable flexibility for home working or guests.

Upstairs, you'll find four generously sized double bedrooms, including a spacious principal suite with built-in wardrobes and a stylish en suite shower room. A contemporary family bathroom serves the remaining bedrooms, all of which are well-proportioned and tastefully decorated.

Outside, the home continues to impress. The property is approached via a private driveway offering ample off-street parking and a well-maintained, mature front garden. The beautifully landscaped rear garden is a private oasis, featuring a large lawn, established planting, a tranquil pond, and a superb swimming pool - perfect for summer days with family and friends. A sizeable shed provides excellent storage or potential for a workshop.

The self-contained one-bedroom annex offers fantastic versatility, whether used as accommodation for a relative, guest suite, studio, or home office.

## General Information

Services: We are advised that all mains services are connected.  
Heating: Oil fired central heating to main house and night storage heaters in the annex

Local Authority: Wiltshire Council  
Council Tax Band: Band F - £3,009.27

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