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Residential Sales



243b Melksham Road, Holt





Floor Plan

243b Melksham Rd, Holt BA14 6QW



Total Area  
(incl Garage and Workshop)  
approx

158 Sqm  
1700 Sqft

243b Melksham Road  
Holt  
BA14 6QW

Tucked away off the road in this sought after village, a 3 bedroom bungalow offering great potential for modernisation and set in a generous plot with mature gardens and ample parking.

Tenure: Freehold

£575,000

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



# Situation

243b Melksham Road is situated in a tucked away position away from the road offering a high degree of privacy.

Holt has an excellent community with many events being held throughout the year including Fetes and Boules.

The village boast amenities including a general store with Post Office, 2 public houses, a well thought of primary school, church, The Glove Factory Studio where there is a gallery and café and The Courts, a National Trust property.

The market town of Bradford on Avon lies approximately 2 miles away and provides a range of amenities including doctors and dental surgeries, swimming pool, library, many individual shops and a railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

The World Heritage City of Bath is approximately 11 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is within easy reach, junction 17 is approximately 16 miles away whilst junction 18 is approximately 14 miles.

# General Information

Services: We are advised that all mains services are connected.  
Heating: Gas fired central heating  
Local Authority: Wiltshire Council  
Council Tax Band: Band D – £2,313.59

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# Description

Set within a secluded plot of just under 0.47 acre in the ever popular village of Holt, this spacious 3 bedroom bungalow offers exciting scope for improvement and extension subject to the relevant consents.

The accommodation includes a welcoming entrance porch/conservatory, a generous kitchen with ample storage and an adjoining dining room. A central hallway leads to a modern shower room, 3 double bedrooms and a comfortable living room opening into a further conservatory. A wooden staircase, from the central hall, leads up to the loft space which is currently unconverted but could provide additional accommodation, if required with the relevant planning.

Outside, the property truly shines. The beautifully maintained garden is a peaceful haven, bordered by mature trees and planting with fruit trees and flowering shrubs. Additional features include a greenhouse, summerhouse, garage and a private driveway with turning circle providing ample parking.

Offered with no onward chain and excellent potential to extend (STPP), this home is not to be missed.

# Accommodation

## Ground Floor

### Entrance Conservatory

With glazed external door, rear aspect windows, matt well.

### Kitchen

With a range of floor and wall mounted units having work surfaces areas incorporating 1½ bowl stainless steel sink with mixer tap and drainer, tiled splasbacks, gas fired boiler providing domestic hot water and central heating, built-in appliances include dishwasher, 4 ring gas hob with extractor over and oven, built-in storage cupboards, radiator, side and rear aspect windows.

### Hallway

With radiator and door to wooden staircase rising to the unconverted loft space offering ample storage space.

### Dining Room

With rear aspect window, radiator, built-in storage.

### Shower Room

With rear aspect window, WC, wash hand basin, heated towel rail, shower cubicle, tiled flooring.

### Bedroom 3

With built-in storage cupboards, rear aspect window, radiator, shelving.

### Bedroom 2

With rear aspect window, radiator, built-in storage.

### Bedroom 1

With front aspect window, radiator, built-in storage, doors to patio.

### Living Room

With side aspect window, sliding doors to conservatory, 2 radiators, fireplace with inset woodburning stove.

### Conservatory

With tiled flooring, rear aspect windows, French doors to patio, door to entrance conservatory.

## Externally

### Garden, Parking and Garage

The property is approached via private, gravelled driveway leading to a turning circle, parking area for numerous vehicles and the attached single garage/workshop.

The mature garden is beautifully maintained with level lawns, fruit trees and a plethora of shrubs and perennial planting. There is also a greenhouse and a summerhouse.

Offering a high degree of privacy, the plot totals approximately 0.47 acres.

