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**LOCK & KEY**  
*Estate Agents*



## 206 Woodrow Road Forest, Melksham, SN12 7RD

Lock and Key independent estate agents are pleased to offer this attractive, three bed detached period cottage with an addition of a useful one bed annex, the original part believed to be built in 1902 called Old Forge is situated going towards the National Trust village of Lacock, in one of Melksham's oldest roads - semi rural, with lovely countryside walks close by. Based on two floors the accommodation comprises, a porch, living room and log burner, kitchen / dining room, useful utility and a further family room/dining room. Three bedrooms on the first floor and a family bathroom. The annex has an outside entrance and entrance internally, an annex kitchen, wet room/cloaks and a bedroom. Additional features include oil heating and double glazing where stated. Externally it offers a decent side plot too, with an enclosed main garden for the family and a workshop and veranda. The could be created into a garage or an addition (subject to consents) and there maybe access in the fencing at the front to give further parking or access. On the side of the annex there is a small rear courtyard garden and a covered Well of old and parking in the front. Viewing is strongly recommended.

£435,000

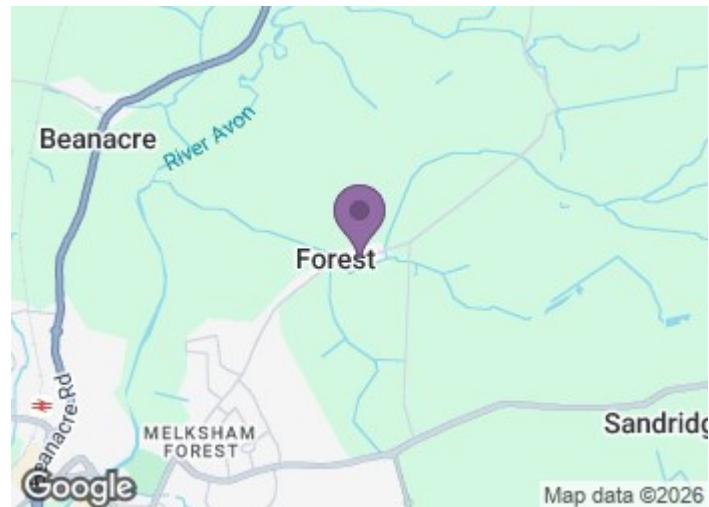
# 206 Woodrow Road

Forest, Melksham, SN12 7RD



- Attractive Period Cottage
- Countryside & Walks Close By
- Living Room & Fire, Useful Utility
- Workshop, Gardens & Parking
- Character Detached Built In 1902
- Three Bedrooms & An Annex (4 Beds In Total)
- Family Room & Fitted Kitchen / Dining Room
- Called Old Forge
- Potential To Extend / Add A Garage
- Annex Kitchen, Cloaks & Bedroom

## Situation



## Directions



## Floor Plan

### Woodrow Road, Melksham, SN12 7RD

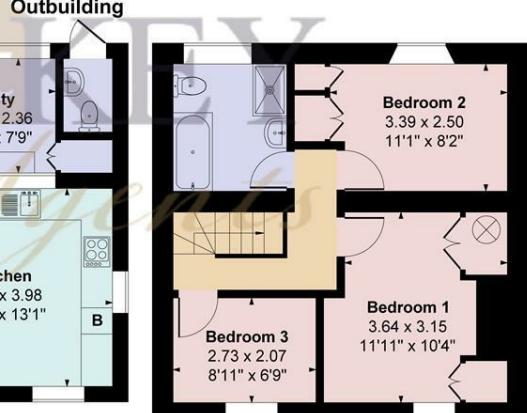
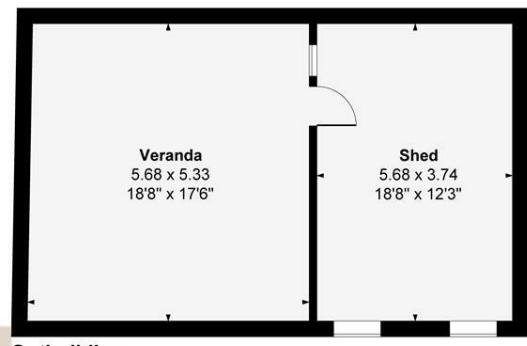
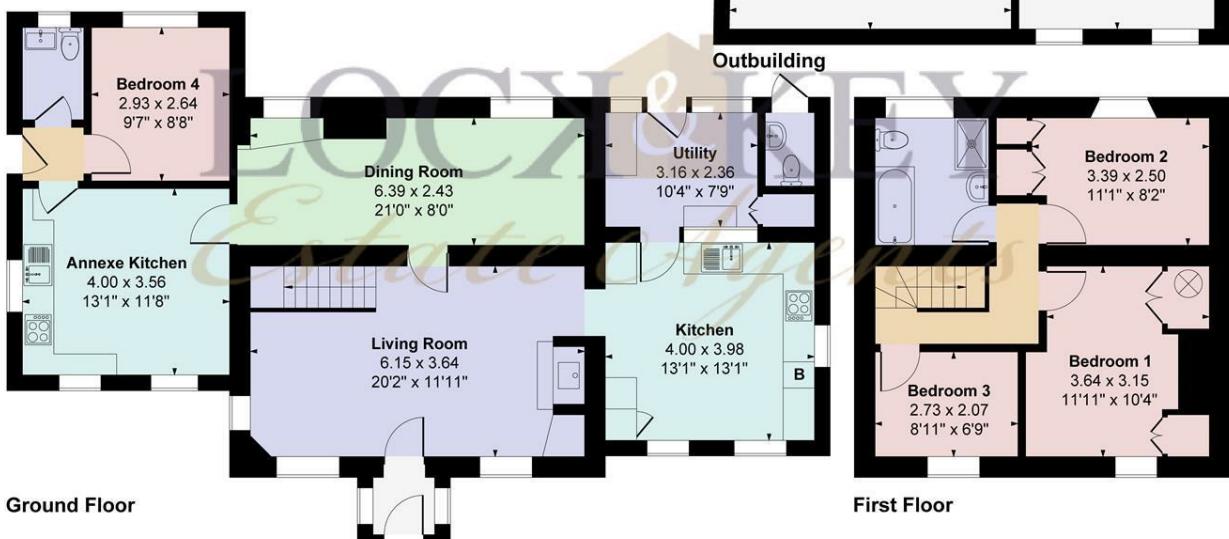
Approximate Gross Internal Area

Total = 190 sq m (2057 sq ft)

Main House = 112 sq m (1210 sq ft)

Outbuilding = 52 sq m (564sq ft)

Annex = 26 sq m (283sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.

Plan is for illustration purposes only. All features, door openings, and window locations are approximate.

All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	