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LOCK & KEY
Estate Agents



11 Pippit Place , Melksham, SN12 7GA

Lock and Key independent estate agents are pleased to offer this truly immaculate four bed detached property built by Charles Church being situated on the eastern side of our bustling market town of Melksham. It's in a highly favoured area conveniently situated to local parks, expansive green areas, shops, football club, rugby club and pubs, providing a vibrant community atmosphere. Families will appreciate the proximity to schools, including an infant and primary school recently rated as outstanding by Ofsted, making this an ideal setting for children to thrive. Based on two floors the accommodation comprises a welcoming entrance hall, good size dual aspect living room, a dining room and a fabulous kitchen / dining room with large kitchen island and bi-folds doors opening up into the rear garden. On the first floor there are four bedrooms, an en-suite and family bathroom. Additional features include double glazing and gas heating. Externally is where this property comes into its own with ample parking for numerous vehicles, a detached double garage and an enclosed rear garden. Pitch perfect for families who are trading up! Viewing is strongly recommended. Vendor suited!

£415,000

11 Pippit Place

, Melksham, SN12 7GA

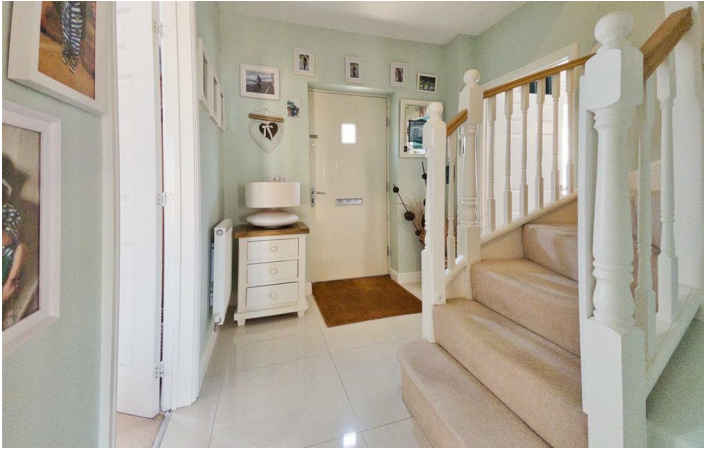
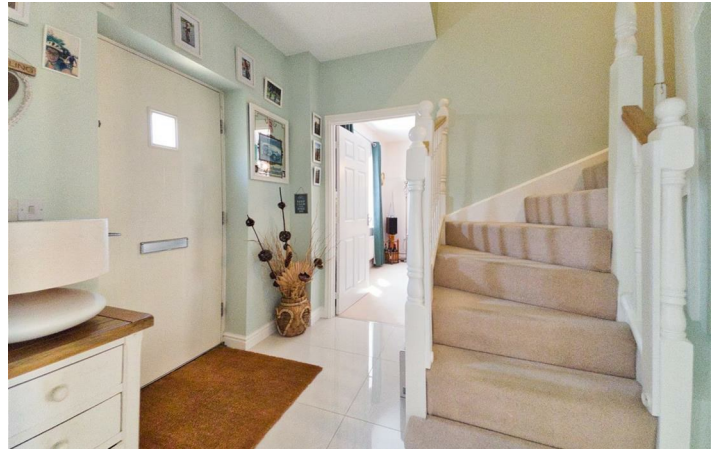


- Attractive, Detached & Spacious
- Ideal Proximity To Amenities & Ofsted Rated Outstanding School
- Good Size Dual Aspect Living Room
- Viewing Is Strongly Recommended - Vendor Suited
- Ample Parking For Numerous Vehicles
- Welcoming Hallway & Cloakroom
- Separate Dining Room And Fabulous Kitchen / Dining Room With Bi-Fold Doors
- Detached Double Garage
- Four Bedrooms, En-Suite & Family Bathroom
- Lovely Enclosed Rear Garden & Seating Areas

Situation



Directions



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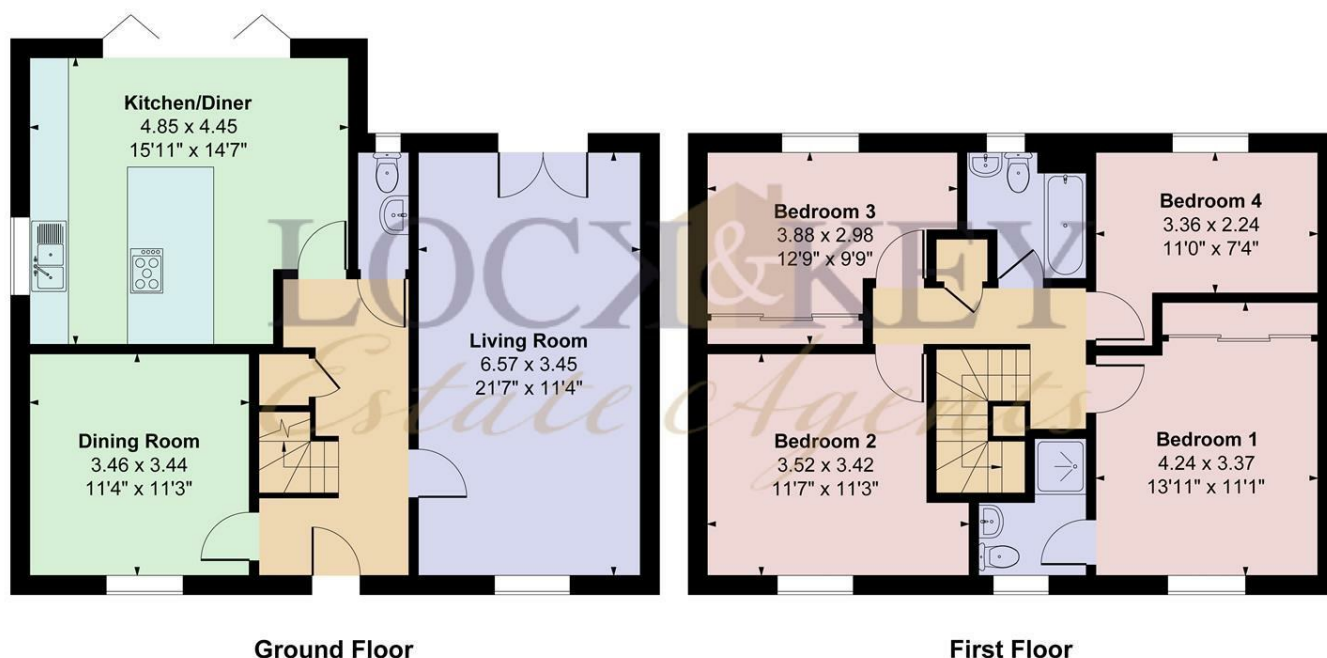
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Floor Plan

Pippit Place, Melksham, SN12 7GA

Approximate Gross Internal Area

Main House = 132 sq m (1421 sq ft)



© Meyer Energy 2026. 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 firm's 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		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	