

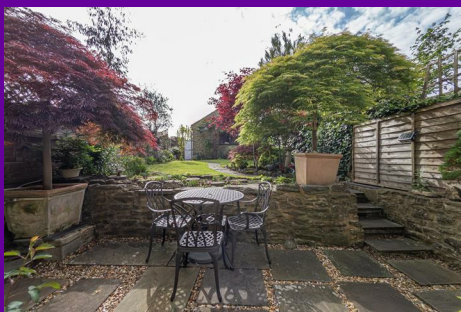
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LOCK & KEY
Estate Agents



18 Church Walk , Melksham, SN12 6LY

Lock and Key independent estate agents are pleased to offer this charming and attractive Grade II listed cottage situated in the prime heart of the conservation area in a picturesque and historic part of Melksham. It offers a unique blend of historical character and modern convenience and many years ago, the cottage and the adjoining neighbour were one property believed to have been an inn. This property enjoys a rich heritage, the original part believed to date back to the 1700's making it a truly special home. The cottage features a welcoming living room that invites you to relax and unwind with focal point featuring a wood burner and recesses that add to the cozy feeling and an added characterful feature of this property is the cellar, which offers additional storage, a remnant from its previous Inn history. There are also many restored original features including we are told by the current owners the 350 year old elm floor in the living room and staircases. There is the fitted kitchen with a lovely bay window overlooking the pretty rear garden. Upstairs there is the main bedroom one and the bathroom with shower cubicle is conveniently located, ensuring practicality for everyday use. On the next floor is the bedroom two. Externally at the rear you will discover the pretty enclosed southerly aspect garden, perfect for enjoying the outdoors. The rear access adds to the convenience, making it easy to maintain the garden or bring in larger items and there is the useful garage with electric doors, power connected and personal door to side. Church Walk is a charming street and considered one of the oldest and most picturesque streets in Melksham, known for its character and charm and being in a desired position, you will find yourself just a short distance from the town centre, where a variety of shops, cafes, and amenities await. Viewing is strongly recommended. No Onward Chain.

£280,000

18 Church Walk

, Melksham, SN12 6LY



- Attractive Period Cottage & No Chain
- Grade II Listed & Full Of Charm
- Original Part Believed To Date Back To 1700's
- Historical Cottage In One Of Our Oldest Streets
- Living Room, Recesses, Log Burner
- Character Features, Cellar, Flooring, Staircases
- Fitted Kitchen, Bathroom With Shower & Two Bedrooms
- Gas Heating, Close To Amenities
- Pretty Southerly Aspect Enclosed Rear Garden
- Useful Garage & Power Connected

Situation

Agents Note



Directions

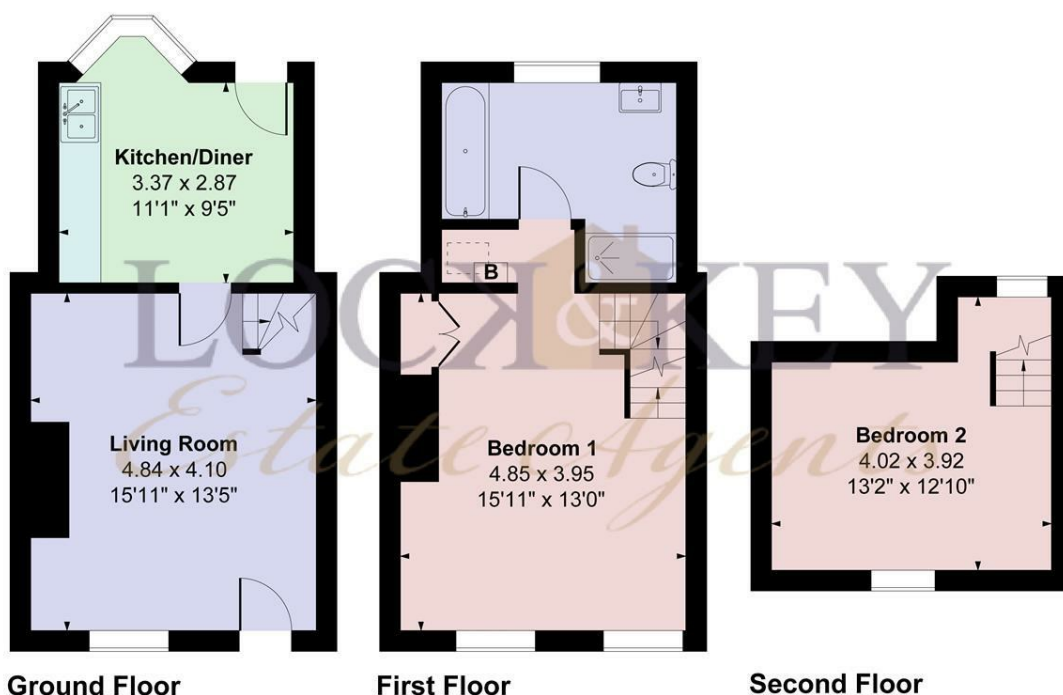


Floor Plan

Church Walk, Melksham, SN12 6LY

Approximate Gross Internal Area

Main House = 74 sq m (796 sq ft)



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 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			
(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	