

TOWN&COUNTRY
ESTATES



Hornbeam Crescent, Melksham, Wiltshire SN12 6JB

£335,000

LOCATION

Occupying a popular and convenient location within easy reach of amenities, Hornbeam Crescent lies on the edge of Melksham, offering easy entry to the centre of Melksham and A350 - for those needing simple access out of town. Melksham itself has facilities including a swimming pool/fitness centre, library and bus services to surrounding towns. Neighbouring towns include Corsham, Calne, Bradford on Avon, Trowbridge, Devizes and Chippenham with the latter having the benefit of main line rail services. The Georgian City of Bath with its many facilities lies some ten miles distant and access to the M4 at junction 17 is just three miles north of Chippenham.

DESCRIPTION

A very rare opportunity to purchase an extended three bedroom detached house, which approaches the market for the first time since it was built in 1962. This much loved family home occupies a sought after position fronting onto a green and offers a fantastic opportunity for its new owner, with plenty of scope to further extend or incorporate the huge garage into additional living accommodation (both subject to the usual planning consents). The ground floor accommodation comprises an entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, conservatory, rear hall and a very large garage with toilet. Upstairs, there are two double bedrooms, a single bedroom, bathroom and separate toilet. Further benefits include well kept gardens and NO ONWARD CHAIN.

ENTRANCE PORCH

You enter the property though a uPVC double glazed entrance door, there are uPVC double glazed windows to the front and side, tiled flooring and an obscure glazed door to the entrance hall.

ENTRANCE HALL

With a window to the side, radiator, stairs to the first floor landing and doors to the lounge, inner hall and useful storage cupboards.

LOUNGE

13'5" x 12'1"

The lounge has a large uPVC double glazed window to the front, stone fireplace with inset electric fire, TV point, radiator and glazed sliding doors to the dining room.

DINING ROOM

13'5" x 7'10"

There is a radiator, serving hatch to the kitchen and large sliding doors to the conservatory.

CONSERVATORY

11'9" x 10'2"

The conservatory has dwarf walls and uPVC double glazed windows to three aspects, uPVC double French doors to the garden, glazed uPVC door to the kitchen and tiled flooring.

INNER HALL

With a glazed door to the rear hall, door to a storage cupboard and an opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'8" x 8'10"

This extended kitchen/breakfast room has a uPVC double glazed window overlooking the rear garden, a range of matching base and wall units, rolled top worksurfaces, 1 1/2 bowl sink with mixer tap, tiled splash backs, a built-in high level double oven (not working), inset hob with extractor fan over, an integrated under counter fridge, space for a fridge freezer and an area for dining table and chairs. The floor standing Worcester oil fired boiler was last serviced July 2025.



REAR HALL

Providing access from the front of the property into both the garage and kitchen, there is a uPVC double glazed door and window to the front, space for shoes and coats, a glazed door to the kitchen and door to the garage.

GARAGE

36'5" x 12'9" max

This exceptionally large garage offers great potential to convert to additional living space, extend the kitchen into to create a fantastic large open plan kitchen/dining/family space (all subject to the usual planning permissions), the perfect place to work from home or simply left as a garage/workshop. There is a window to the rear, basin with tap, plumbing for washing machine, separate toilet, door to the rear garden and an electric remote roller door to the front.

FIRST FLOOR LANDING

A uPVC double glazed window to the side offers natural light onto the landing, with a radiator and doors to all three bedrooms, the bathroom and separate toilet.

BEDROOM ONE

13'5" x 11'1"

The principal bedroom has a large uPVC double glazed window to the front, a range of built-in bedroom furniture and a radiator.

BEDROOM TWO

13'5" x 8'10"

The second double bedroom has two uPVC double glazed windows to the rear, built-in bedroom furniture and radiator.

BEDROOM THREE

7'10" x 6'2"

Bedroom three is a single room and has a uPVC double glazed window to the front, built-in cupboard above the stairs and a radiator.

BATHROOM

With an obscure uPVC double glazed window to the rear, paneled bath with chrome taps and mains shower over, vanity unit with storage and inset basin with mixer tap, radiator, storage cupboard and an extractor fan.

CLOAKROOM

The separate toilet has an obscure glazed window to the side and a low level WC.

EXTERIOR

FRONT

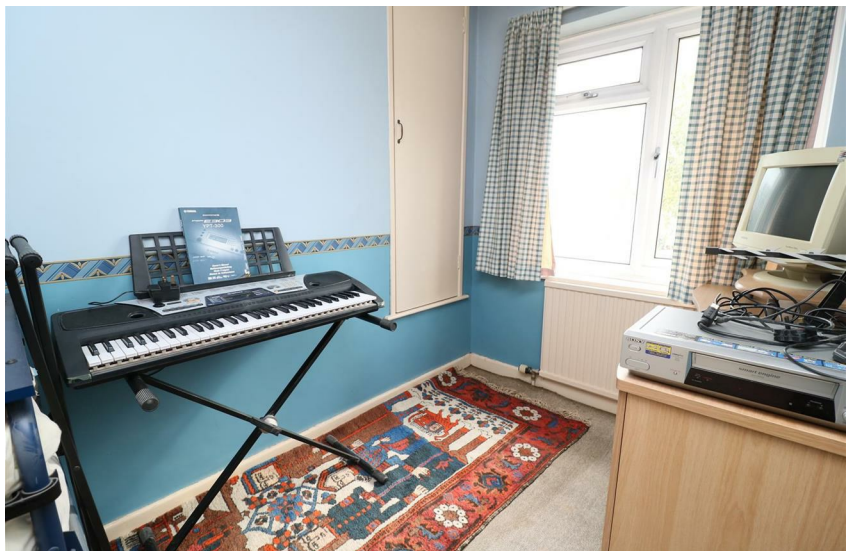
The front of the property is mainly laid to well kept lawn, with driveway parking leading to the garage, outside light and path to the the front door. To the side of the property is access to the rear garden.

REAR GARDEN

The rear garden has a lawn with path leading through and mature planted borders.

ADDITIONAL INFORMATION

Council Tax Band - D



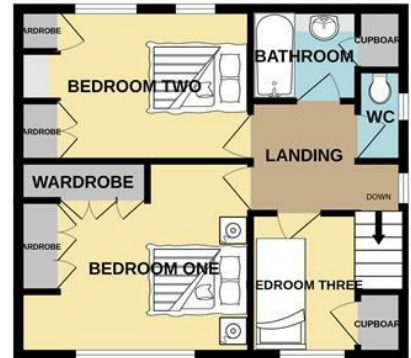




GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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