

TOWN&COUNTRY
ESTATES



Skylark Road, Melksham, Wiltshire SN12 7FP

Guide Price £495,000

LOCATION

The property is located on the Calne side of Melksham and lies about two miles from the town centre but close to local amenities including shops, a family friendly pub, bus routes and the highly regarded Forest & Sandridge school (Outstanding Ofsted). 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

Tucked away in a small and quiet cul-de-sac on the edge of the estate, this impressive double fronted five bedroom detached house offers a perfect blend of modern living and spacious comfort.

Built by Persimmon in 2010, the property boasts a generous well designed space of over 1800 square feet, making it an ideal family home.

We understand this is one of the only, if not the only property of this design on the estate, conveniently arranged over two floors.

The ground floor accommodation comprises a spacious refitted kitchen/dining room, two good size reception rooms and the convenience of a cloakroom toilet.

Upstairs, there are five well proportioned bedrooms, providing ample accommodation for families or those who enjoy having guests. With three bathrooms, including two en-suite shower rooms, morning routines will be a breeze, alleviating the usual rush during busy times.

Further benefits include gas central heating with Hive heating room controls, uPVC double glazing, a well presented enclosed garden which has a very private feel and a double garage.

Another standout feature of this home is the extensive parking available for up to six vehicles, a rare find that adds to the convenience of living in this desirable location.

COVERED PORCH

An attractive arched covered porch has an outside light and door to the property.

ENTRANCE HALL

Entering into the home, the welcoming entrance hall has two obscure windows to the front, wood effect flooring, radiator, stairs to the first floor and doors to the kitchen/dining room, living room, family room and cloakroom.

KITCHEN/DINING ROOM

25'7" x 12'9" max

The dual aspect kitchen/dining room spans the length of the property and offers a spacious hub of this family home. There is a uPVC double glazed window (with remote controlled electric blind) to the front, the kitchen was replaced in 2017 and offers a large range of Howdens matching base, drawer and wall units with quartz worksurfaces and matching upstands, inset 1 1/2 bowl sink with Quooker boiling water tap and draining grooves cut into the work surface, high level built-in Neff full steam oven and grill, Neff partial pyrolytic oven, Neff combination microwave/oven and an integrated 'bean to cup' coffee machine, two integrated warming drawers, inset 6 burner gas hob with Neff extractor over and quartz splashback, integrated Bosch dishwasher, a freestanding Samsung American style fridge/freezer with plumbed in ice unit and cold water dispenser (included in the sale), plumbing for a washing machine, space for a tumble dryer, two plinth heaters, under cupboard lighting, uPVC double glazed French doors to the rear garden, ceramic tiled flooring and inset two zone dimming LED ceiling spotlights.

Concealed in a cupboard is an Ideal gas boiler (last serviced January 2026).

LIVING ROOM

25'7" x 12'9"

The large dual aspect living room occupies the length of the second side of the property and offers a uPVC double glazed window to the front and uPVC double glazed French doors to the rear garden. The room has two radiators, a TV point and a door to the family room.



FAMILY ROOM

10'9" max x 9'2"

This versatile room is perfect as second reception room but could equally be a formal dining room, home office or hobby room. There is a uPVC double glazed window to the rear and a radiator.

CLOAKROOM TOILET

There is a dual flush closed couple WC, pedestal basin, radiator and tiled flooring.

FIRST FLOOR LANDING

The galleried landing has a radiator and offers access to all five bedrooms, the family bathroom, loft and airing cupboard, with pressurised water tank and storage.

BEDROOM ONE

12'9" x 12'1"

Bedroom one has a uPVC double glazed window to the rear, two built-in double wardrobes, radiator and a door to the ensuite shower room.

ENSUITE

With an obscure uPVC double glazed window to the side, shower cubicle with mains shower over and glazed door, closed couple dual flush WC, pedestal basin, radiator, tiled flooring, extractor and shaving socket.

BEDROOM TWO

11'1" x 10'9"

There is a uPVC double glazed window to the rear, two built-in double wardrobes, wood effect flooring, radiator and door to the ensuite.

ENSUITE

The second ensuite has an obscure glazed window to the side, shower cubicle with mains shower and glazed door, closed couple WC, pedestal basin, radiator, extractor, tiled flooring and a shaving socket.

BEDROOM THREE

12'9" x 9'6"

Bedroom three has a uPVC double glazed window to the front, a built-in wardrobe and a radiator.

BEDROOM FOUR

12'9" x 9'2"

The fourth double bedroom has a uPVC double glazed window to the front, built-in double wardrobe and a radiator.

BEDROOM FIVE

9'2" x 8'6"

(not pictured) Currently used as a home office, bedroom five has a uPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the front, a panelled bath with chrome mixer tap, mains shower over, a glazed screen and tiled splashbacks, closed couple WC, pedestal basin, radiator, extractor, tiled flooring and shaving socket.

EXTERIOR

FRONT

The property benefits from a quiet location fronting onto a grass area and as such, has no passing traffic. The front of the property is laid to low maintenance stone chipping with a paved path to the front door and gated access to the rear garden.

REAR GARDEN

The enclosed rear garden has a very private feel and offers a lawn with mature planted border, attractive paved patio, external power socket, light and gated access to the drive and front of the property.

GARAGE

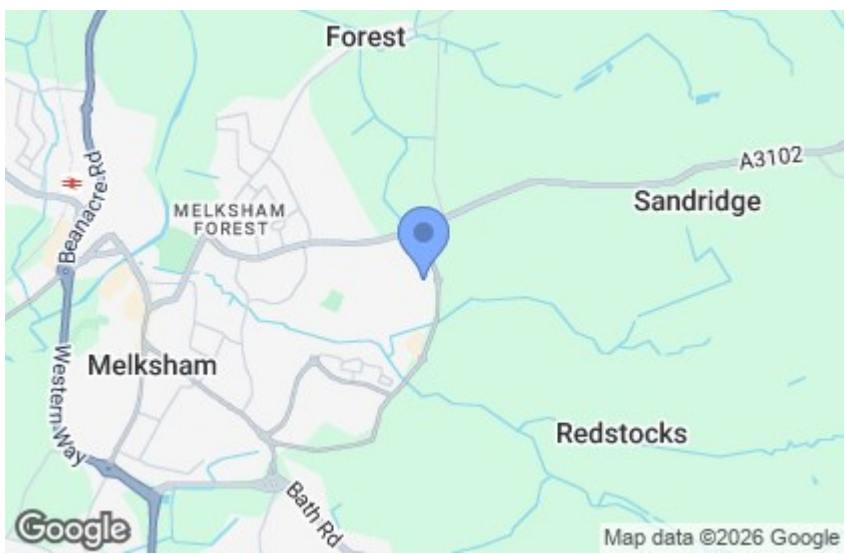
The double garage to the side of the house has two up and over doors, power, light, external EV charging point and outside light.

ADDITIONAL INFORMATION

Council Tax Band - F

EPC Rating - B

There is an annual maintenance charge of circa £200 for the upkeep of the local area, payable to Green Square.



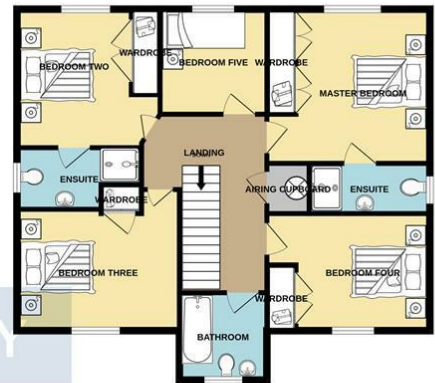




GROUND FLOOR



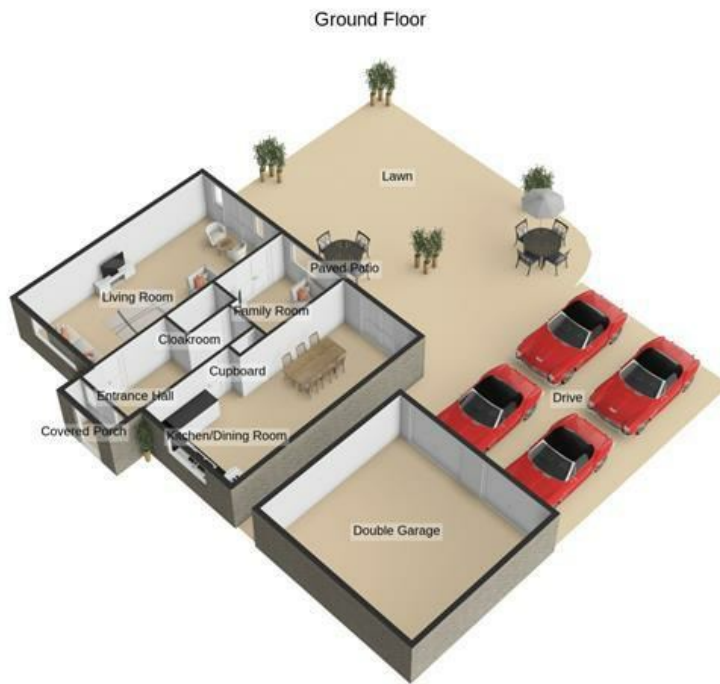
1ST FLOOR



TOTAL FLOOR AREA : 1798sq.ft. (167.0 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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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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