



7 BEDROOM DETACHED | TROWBRIDGE ROAD, SEEND, SN12 | OFFERS IN EXCESS OF £2,000,000

DESCRIPTION

This magnificent seven-bedroom detached country home boasts breath-taking views across expansive countryside. Spanning an impressive 3,918 square feet, the main house offers ample living space.

In addition to the main house, the property includes a one-bedroom detached bungalow, a spacious one-bedroom mezzanine-style cottage, and a triple-bay garage with a workshop, providing ample storage.

This truly exceptional property would be an ideal choice for families or individuals seeking a spacious and comfortable living environment, perfect for generational living.

Main house.
Stepping through the grand front door of this magnificent home, you'll find yourself in a spacious entrance hall that leads to a games room and a cozy sitting room. The dining room boasts foldable doors and a stylish 46-foot kitchen/family room, which serves as the heart of this desirable property.

A separate utility room, boot room, and downstairs shower room complete the ground floor.

The first floor features five impressive double bedrooms, all elegantly appointed with contemporary-style en-suite facilities. The Master bedroom boasts a balcony with breathtaking views across the open countryside, walk-in wardrobes for both him and her, and a contemporary-style bathroom with a separate walk-in shower.

The top floor offers two more double bedrooms, each with its own elevated views and a generous storage room.

Outside, there's a spacious patio bathed in sunlight, perfect for entertaining guests and enjoying alfresco



dining with breathtaking views.

The double-sided doors from the large kitchen breakfast room seamlessly blend the indoor and outdoor spaces. Additionally, there's a spacious rear garden with an elegant pergola and a cozy sitting area. This generous plot of land offers ample space for growing produce and could potentially be expanded with additional outbuildings if desired.

All these features are nestled within 2.8 acres of land, providing extensive views and unparalleled versatility.

To the front, there's an off-road driveway that can accommodate up to six plus cars.

Bungalow

This one-bedroom, self-contained bungalow, converted back in 2019, boasts wonderful views. It features a kitchen/dining/living room, a double bedroom, a wet room, and a conservatory (currently tenanted).

The triple-bay garage includes a workshop and living accommodation. It's another beautiful property with its own access, making it ideal for extra storage and fantastic space for anyone working from home. There is plenty of space for storing a good number of vehicles if desired.

Business opportunity.

This desirable home is strategically located and generates a respectable annual income. It features en-suite guest rooms in the main house, caravan hookup facilities, a camping area, and glamping decks that will surely captivate any potential buyer.

Furthermore, there are ample opportunities for further development, subject to planning approval.

Please copy and paste the below for the EPC for The Annex.



<https://find-energy-certificate.service.gov.uk/energy-certificate/2041-4500-1040-4691-8921>

Seend is a highly desirable Wiltshire village and has a fantastic community. Known for its beautiful period properties and fine country homes aligning the High Street. Just three miles from the Market Town of Melksham, three and a half miles from the wonderful Devizes and just five and a half miles from the County Town of Trowbridge. The parish includes the sub-village of Seend Cleeve and the hamlets of Inmarsh, Martinslade, Seend Head, Sells Green and The Stocks (the latter being contiguous with Seend Cleeve). Seend village is on a hilltop more than 90 metres (300 ft) above sea level. The hill is bordered to the west and south by Semington Brook, a tributary of the River Avon, and to the east by Summerham Brook, which is a tributary of Semington Brook. The village's High Street is the A361 Trowbridge-Devizes road; the A365 links the A361 with Melksham and passes through Sells Green. The Kennet and Avon canal is also not far away.

Mainline railway stations with links to London can be found in Chippenham and Pewsey. There are a number of well-respected schools in the area including Seend Church of England Voluntary Aided Primary School, Dauntsey's, Stonar, Marlborough College and St Mary's in Calne. The parish has three public houses: the Brewery Inn at Seend Cleeve, the Barge Inn at the canalside below Seend Cleeve, and the Three Magpies at Sells Green. There is also a village shop and post office in the High Street. The major cultural centres of Bath (Seventeen miles) and Salisbury (Twenty-six miles) are very accessible which offer a wider range of amenities.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: B

Mains water & electricity.

Heating: Air source heat pump, underfloor, electric.

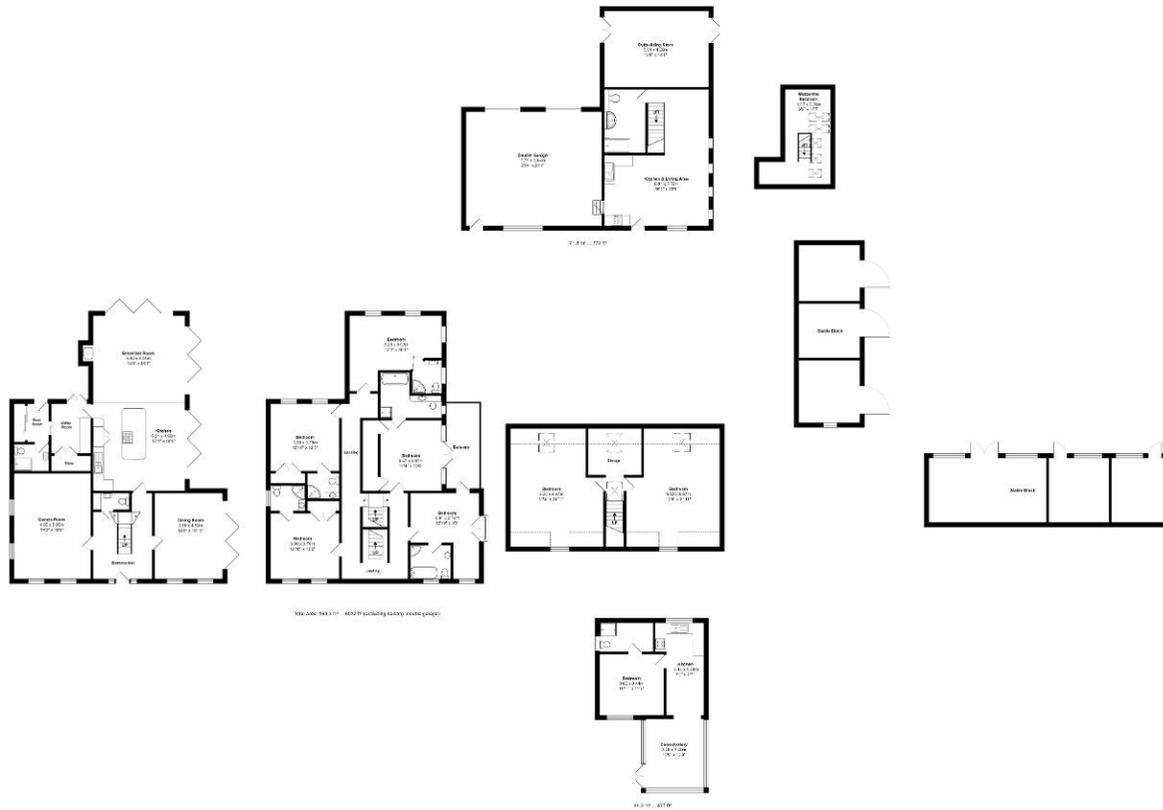
Water: From main system, plus solar.

Septic tank

KEY FEATURES

- Wonderful modern detached country home
- Triple garage, large workshop & annex
- Highly desirable village location
- Extensive countryside views
- Potential annual income
- Seven bedrooms & five en-suites
- One bedroom self contained bungalow
- Resting within just under three acres
- Large gardens, camping & glamping space
- Plenty of off road parking (Six + cars)





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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