



5 BEDROOM DETACHED | BERHILLS LANE, SN12 | GUIDE PRICE £775,000



## DESCRIPTION

Nestled in the tranquil hamlet of Sells Green, Woodpeckers is a beautifully presented five bedroom detached home offering over 2,000 sq ft of thoughtfully designed accommodation. Combining modern energy-efficient systems with traditional charm, this property provides a comfortable and sustainable living environment in a picturesque rural setting.

Upon entering Woodpeckers, you're welcomed into a spacious hallway leading to the principal reception rooms. The heart of the home is the kitchen breakfast room, designed for both functionality and entertaining. The kitchen is equipped with high-quality integrated appliances, including a double oven, single oven, warming drawer, five-ring gas hob, fridge freezer, and dishwasher. French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living spaces.

The main reception room features an open fireplace and additional French doors leading to the garden, creating a bright and inviting atmosphere. Adjacent to this is a second reception room, currently configured as a living room, complete with a kitchenette, study/bedroom area, and shower room, ideal for guests, extended family.

The ground floor also includes a practical utility room and a downstairs WC. Notably, the entire ground floor benefits from underfloor heating, providing consistent and efficient warmth throughout.

Upstairs, the property offers three double bedrooms, including a principal suite with an en-suite shower room and built-in storage. A modern family bathroom serves the remaining bedrooms. The second floor comprises two additional spacious double bedrooms, providing flexibility for various uses.

The property is approached via a wide gravel driveway,





offering ample parking and turning space. The generous rear garden is laid mainly to lawn and backs directly onto open paddocks, providing complete privacy and far-reaching rural views. A large patio area offers space for outdoor dining and entertaining, while the lawn provides plenty of room for play, planting, or pets.

To the front, the property is bordered by low hedging, enhancing the sense of privacy and seclusion.

Woodpeckers benefits from a renewable air source heat pump system, installed in 2024, ensuring efficient heating throughout the year. The property is fitted with double-glazed windows throughout, enhancing insulation and overall energy efficiency.

Sells Green is a charming canal-side hamlet situated approximately three miles east of the historic market town of Devizes. The village is surrounded by beautiful countryside, offering numerous walking and cycling opportunities. Local amenities include a well-regarded pub, The Three Magpies, and good bus links into Devizes and Melksham, including a direct bus link to Bath and a National Express service to London.

The nearby village of Seend offers additional amenities, including a primary school, a post office/general store, and several public houses such as The Barge Inn, which adjoins the Kennet and Avon Canal. The area also boasts a village hall, playing field, and church, fostering a strong sense of community.

The historic town of Devizes provides a wider range of amenities, including town centre shopping, a leisure centre, schools for all ages, supermarkets, a cinema, theatre, and a thriving weekly market. The Kennet & Avon Canal runs through the town, offering opportunities for fishing and walking.

Major centres such as Bath, Salisbury, Swindon, Marlborough, and Chippenham are all within a 30-mile radius, providing excellent connectivity for commuters and leisure travellers alike.



## KEY FEATURES

- Spacious Detached Family Home
- Generous Living Space
- Arranged Over Three Floors
- Quiet Rural Setting
- Ample Parking
- Air Source Heating





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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.

APPLEBY & TOWNEND

4D Broad Lane Farm

Seend

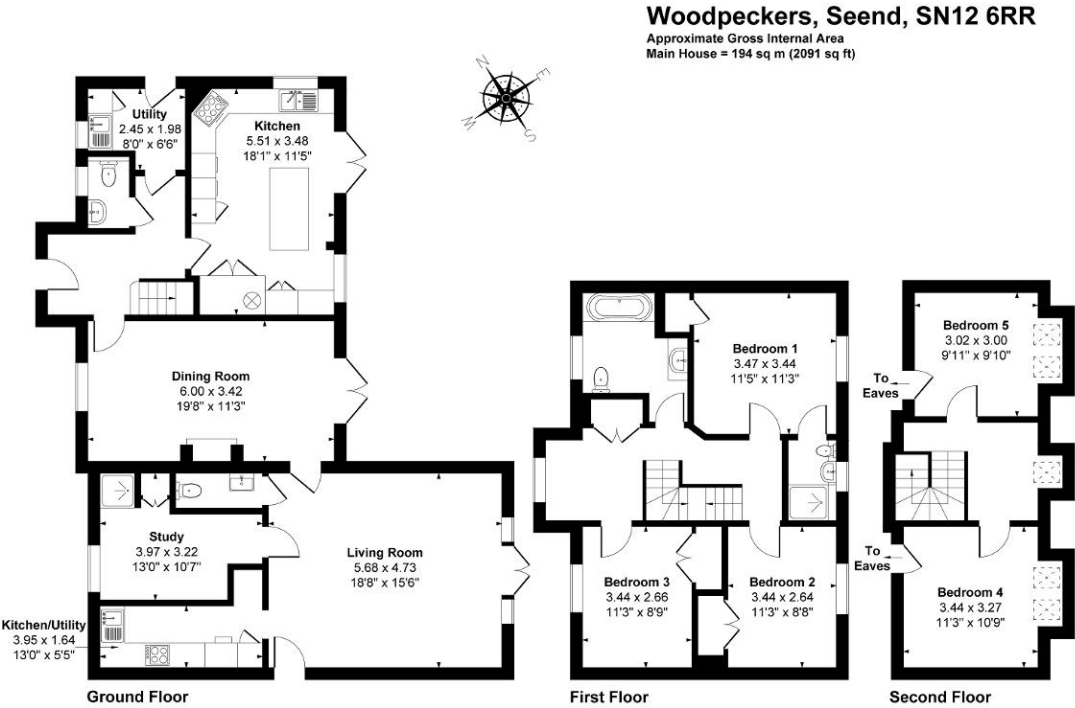
Melksham

Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)

Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)



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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.