



DESCRIPTION

Bay Tree Cottage is a beautifully presented five-bedroom detached family home. Formerly two cottages converted in to one and retaining a plethora of period features including mullion windows, exposed beams and inglenook fireplaces.

Through the front door there is an entrance hall providing access to a delightful sitting room with wood burning stove, a dining room (currently being used as a snug), a fantastic Farmhouse style kitchen / family room with a free-standing island, lovely hand painted units, a gas Aga cooking range and a useful utility room leading off. Upstairs there are five good sized bedrooms, two with en-suite shower rooms and a desirable family bathroom.

Outside there is a large well established, private and fully enclosed rear garden which is perfect for entertaining guests and alfresco dining. Just a stones throw away is a meadow with a children's playground, a church yard and plenty of open countryside walks. There is a graveled driveway providing plenty of off road parking, a garage and a useful workshop. All in all, a wonderful period property in a desirable location.

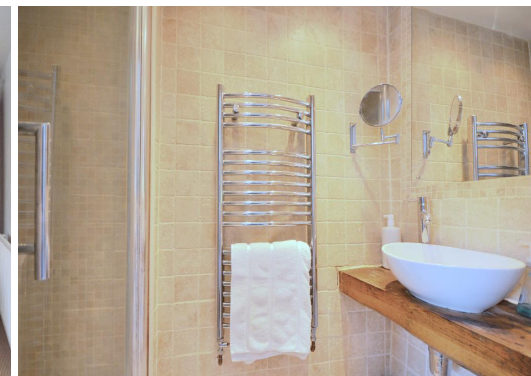
The property is located in the village of Beanacre on the outskirts of Melksham. Melksham is a market town dating back to the middle ages. Its linear town centre offers a main Post Office, various shops, cafés and supermarkets. The historic market place features Melksham Town Hall and Melksham House. Melksham has a train station which has several connections per day to Chippenham, Swindon, Trowbridge and Westbury. The A350 links Melksham with various Wiltshire market towns, including Chippenham (10 miles away) which is close to the M4 East and West. Historic Bath is less than 15 miles from Melksham by road also. Melksham is close to some beautiful villages including; Lacock, Bradford-on-Avon and is less than 30 miles from Stonehenge and Avebury.



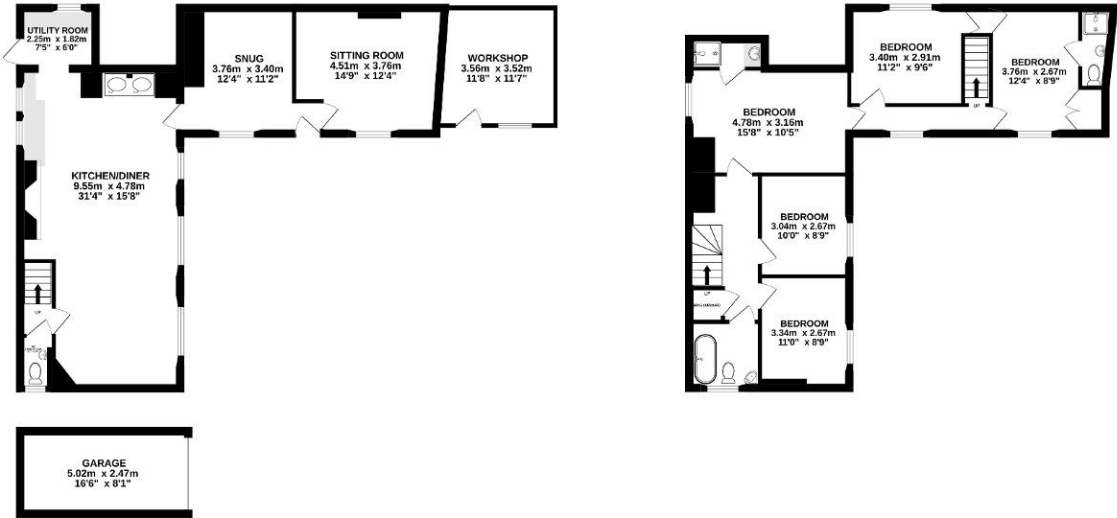
Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: F
EPC Rating: D
Mains gas, water and electricity connected. Gas central heating. Septic tank.

KEY FEATURES

- Desirable detached period family home
- Fantastic Farmhouse style kitchen
- Dining room / snug
- Beautiful family bathroom
- Plenty of off road parking
- Plenty of period features
- Sitting room with wood burner
- Five bedrooms, two with en-suite
- Large, well established rear garden
- Garage and workshop







TOTAL FLOOR AREA: 174.3 sq.m. (1876 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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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