



295 Sandridge Common, Melksham, SN12 7QS
£679,950

Having been renovated and substantially extended by the current owners, this semi detached cottage accessed via remotely controlled gates has much to offer. With over 1700sqft of living and bedroom space its accommodation comprises; entrance hallway, sitting room with wood burning stove, modern kitchen with Bosch appliances, separate utility room and cloakroom, green oak dining area with picture windows opening on to the sizable family room with multifuel burner. On the first floor there are four bedrooms, family bathroom and en suite shower to the main. The detached double garage with office and shower room above offers flexibility for future use as an annexe subject to planning. With ample garden and parking a viewing is highly recommended.

Entrance Hall

Accessed via a Green Oak porch. Composite front door with keyless entry, tiled floor, under floor heating, radiator and solid Oak doors to the sitting room and kitchen.

Sitting Room



Double glazed windows to the front, oak double doors to the family room, radiators, wood stove with tiled hearth, log store recess and exposed beams. stairs lead to the first floor.

Kitchen



Double glazed window to the front, double glazed window to the side, oak door to the utility room, opening to the dining area, tiled floor, under floor heating, range of modern floor and wall units with Granite surfaces, under cabinet lighting, inset sink, Bosch gas hob, Bosch Bosch extractor fan, Bosch ovens, plumbing for a dishwasher, space for an American style fridge/freezer, breakfast island with power points and seating.

Utility Room

Tiled floor, under floor heating, floor and wall mounted units, water softener, plumbing for a washing machine, space for a tumble dryer, oak door to the cloakroom.

Cloakroom

Window to the rear, tiled floor, under floor heating, toilet and wash hand basin.

Dining Area



Green Oak frame with inset picture windows to the side and rear, four electrically operated Velux windows with rain sensors, French doors lead on to the patio, tiled floor, under floor heating, opening on to the family room.

Family Room



Tiled floor, under floor heating, Jotul multi fuel burner, lantern roof light with inset LED lighting, bi-fold doors to the rear leading in to the garden and internal double oak doors to the sitting room.

Landing

Loft access and oak doors lead to all bedrooms and bathroom.

Bedroom One



Double glazed window to the side overlooking the garden, radiator, built in wardrobes and oak door to en suite shower room.

En Suite



Fully tiled, Velux window, under floor heating, led lighting, walk in shower, rainfall shower, toilet, wash hand basin and towel radiator.

Bedroom Two

Double glazed window to the front, radiator, airing cupboard over the stairs.

Bedroom Three

Double glazed window to the rear and radiator.

Bedroom Four



Double glazed window to the front and radiator.

Bathroom



Double glazed window to the rear, towel radiator, wash hand basin, vanity storage, toilet, bath, shower screen, shower over the bath, tiled floor and under floor heating.

Detached Garage



Two electric remotely operated garage doors, power light and electric heating.



Sandridge Common, Melksham, SN12

Garage Ground Floor = 608 sq ft / 56.4 sq m
 Garage First Floor = 295 sq ft / 27.4 sq m
 Total = 903 sq ft / 83.8 sq m
 For identification only - Not to scale

Gardens

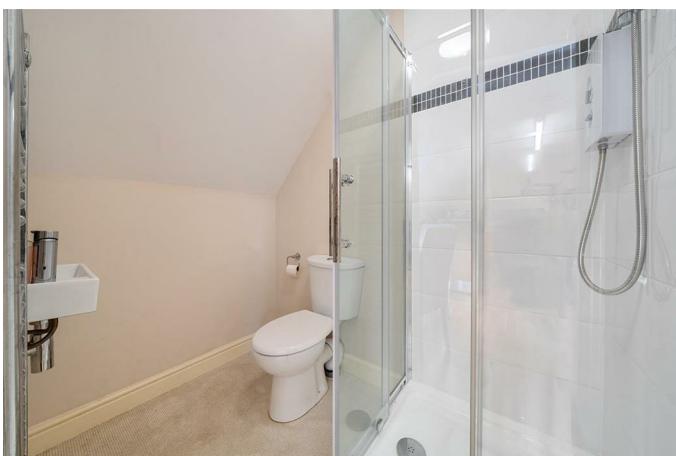


Office Space



External staircase leads to the double glazed door, double glazed window to the front, double glazed window to the rear, laminate flooring, electric wall heater, range of base units with sink, plumbing for a washing machine, hard wired internet connection and door to the shower room.

Shower Room



Shower cubicle, toilet, towel radiator and wash hand basin.

Generous plot laid predominantly to lawn with hedgerow boundaries, Indian sandstone patios, woodchip play area and raised beds.

Driveway



Laid to shingle stone the driveway offers ample parking suitable for at least four vehicles.

Tenure

We are advised by the .gov website that the property is freehold.

Council Tax

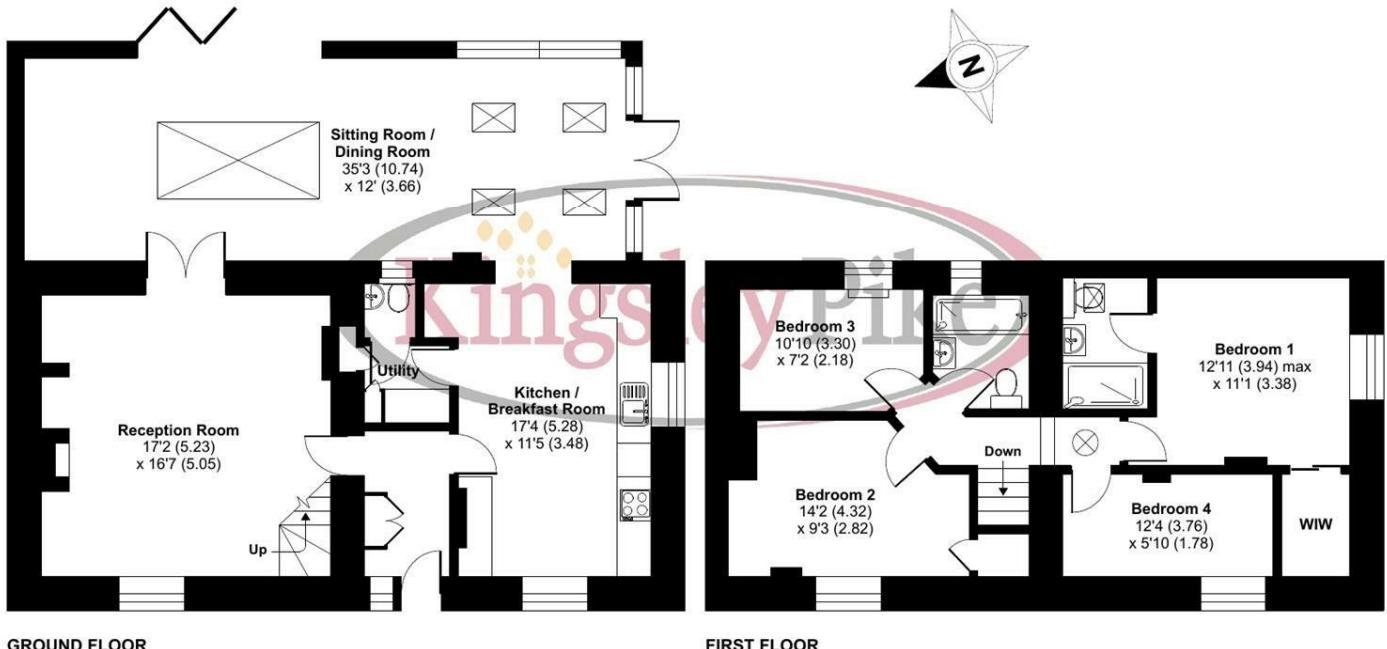
We are advised by the .gov website that the property is band B.

Floor Plan

Sandridge Common, Melksham, SN12

Approximate Area = 1701 sq ft / 158 sq m

For identification only - Not to scale



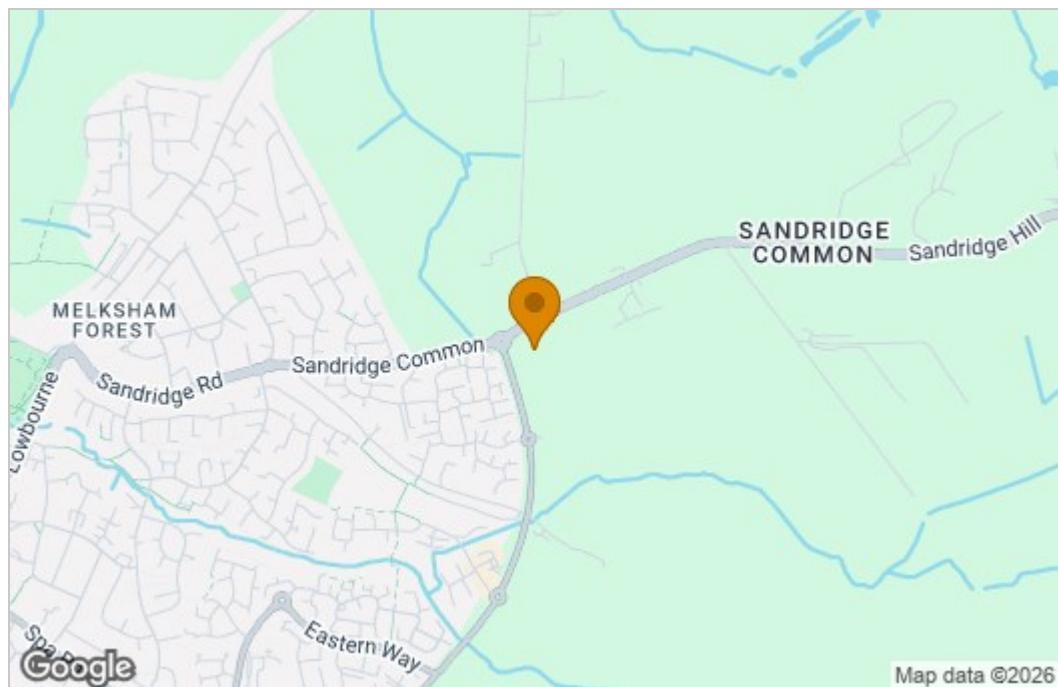
GROUND FLOOR

FIRST FLOOR



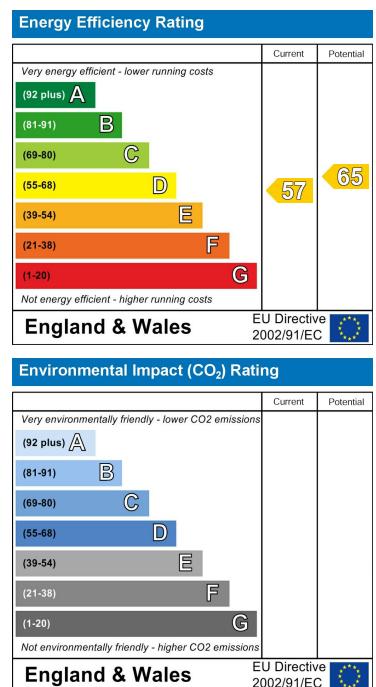
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2026. Produced for Kingsley Pike. REF: 1397209

Area Map



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Energy Efficiency Graph



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