



Plot 8, Merrett Court  
Melksham, SN12 7FN



## 8, Merrett Court Snarlton Lane, Melksham, Wiltshire, SN12 7FN

Merrett Court is an exciting new development by renowned local developers Ashford Homes, offering the finest quality of finish and an unrivalled specification. The homes range from 2,3 to 4 bedrooms.

- By Appointment Only
- Superb New Development
- 4 Double Bedrooms
- 20FT Kitchen/Breakfast Room
- 3 Reception Rooms
- Garage & 2 Parking Spaces
- High Specification Finish
- LABC 10 Year Guarantee
- Gas Condensing Boilers
- 160m / 1722ft

£520,000



Site Access Perspective



Turning Head Perspective



Private Drive Perspective



Visitor Parking Perspective

Proposed Development at Snarlton Lane, Melksham - Proposed Ground Level Perspectives



Proposed Northwest Aerial Perspective



Proposed Southwest Aerial Perspective



Proposed Northeast Aerial Perspective



Proposed Southeast Aerial Perspective

Proposed Development at Snarlton Lane, Melksham - Proposed Aerial Perspectives



**\*\*SUPERB NEW DEVELOPMENT\*\* HIGH SPECIFICATION FINISH\*\*  
(BY APPOINTMENT ONLY- PLEASE CALL STRAKERS FOR ALL ENQUIRIES & FOR AN EARLY RESERVATION)**

An exceptional new development by Ashford Homes.

Plot 8 is a superb 4 double bedroom detached family home (1722 sqft). On the ground floor in this property an entrance hallway with downstairs cloakroom leads off to a large bay fronted sitting room which in turn has double doors into a separate dining room. Further double doors open into a fabulous 20ft kitchen/breakfast room with useful utility room off. This property also has the added benefit of a study (ideal for many of us working from home these days). On the first floor there are four double bedrooms, master with en suite shower room and a family bathroom. Outside there is allocated block paved parking for two cars and an attached single garage. Front gardens will be planted and/or turfed. The rear gardens levelled and prepared for customer to finish to their own designs.

Each homes comes with the benefit of an LABC 10 year guarantee. Anticipated completion for Plot 8 is October 2021.

### Situation

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction.

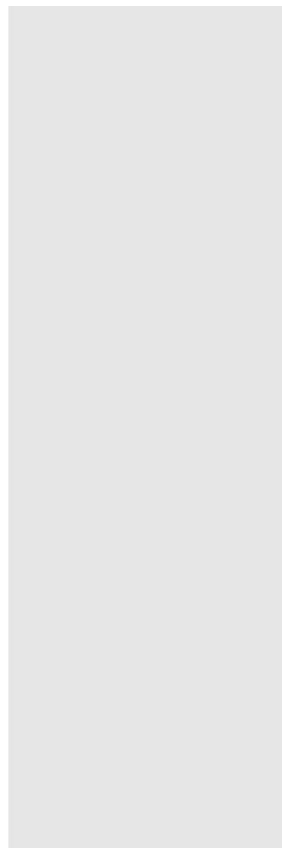
### Property Information

Tenure: Freehold. Services: All mains services. Gas fired central heating.  
Predicted SAP Rating: B  
Agent's note: Please note the main image is a CGI (computer generated image) as the house is currently under construction

### Agent's Note

Agent's note: Please note the internal pictures are of the show home on another Ashford Homes development and are used purely as an illustration on the high specification used by Ashford Homes.

House layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. Plot sizes and landscaping may vary. Marketing material is provided for general information purposes only. All room sizes are approximate, the kitchen layouts are indicative for illustration purposes only and The Doric Developments Ltd reserve the right to change the specification.





### First Floor

#### Main Bedroom

4.54 x 4.60  
(14'11" x 15'11")  
(max) (max)

#### Bedroom 2

3.95 x 4.01  
(12'12" x 13'2")  
(max) (max)

#### Bedroom 3

3.45 x 4.54  
(11'4" x 14'11")  
(max)

#### Bedroom 4

3.15 x 3.34  
(10'4" x 11'0")  
(min)

#### Net Sales Area:

79m<sup>2</sup> (850ft<sup>2</sup>)



### Ground Floor

#### Kitchen

3.49 x 6.14  
(11'5" x 20'2")

#### Dining

2.81 x 4.48  
(9'3" x 14'8")

#### Living

4.48 x 5.23  
(14'10" x 17'3")  
(max)

#### Study

1.80 x 3.78  
(5'11" x 12'5")

#### Net Sales Area:

81m<sup>2</sup> (872ft<sup>2</sup>)

#### Total Net Sales Area:

160m<sup>2</sup> (1722ft<sup>2</sup>)

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