



New Road, MelkshamSN12 7QY

welcome to

New Road, Melksham

PROPERTY BEING SOLD BY AUCTION - AUCTION DATE: 14/04/2026. Auction Location: Grand Connaught Rooms, Great Queen Street 61-65, Covent Garden, London, WC2B 5DA & Online bidding via live stream.

A unique opportunity with huge potential – three-bedroom detached home with possible annexe on 1/3 acre.



Set within a generous plot of approximately one-third of an acre, this three-bedroom detached property offers a rare chance to acquire a home full of character and enormous potential. Tucked away behind its own private driveway, the property is in need of full renovation but provides ample scope for extension and reconfiguration, subject to the necessary planning permissions.

The current accommodation includes an entrance porch into a lounge featuring open fireplace with wood burning stove and exposed beams, study/family room with exposed character beams, a dining room with patio doors leading to patio area, kitchen with larder cupboard and porch leading to side entrance with storage cupboard. Upstairs, there are three good-sized bedrooms and a family bathroom, all offering comfortable proportions and views over the grounds. Outside, the property benefits from a spacious wrap around front and rear garden, driveway parking for several vehicles, there is also a lovely orchard and a detached outbuilding that offers exciting potential as an annexe, garage. This space currently comprises a utility room, workshop, store room, and a garage, with stairs leading up to a playroom or additional bedroom—ideal for multi-generational living, guest accommodation, or a home office setup. With its charming features, substantial plot, and versatile layout, this is a truly rare find and a fantastic opportunity to create a bespoke family home in a desirable location.

Location

Entrance Porch

Lounge

16' 10" x 11' 9" (5.13m x 3.58m)

Study/Family Room

13' 10" x 11' 2" (4.22m x 3.40m)

Dining Room

18' 3" max x 13' 7" (5.56m max x 4.14m)

Kitchen

15' x 11' 6" (4.57m x 3.51m)

Landing

Bedroom One

14' 5" x 15' 2" max (4.39m x 4.62m max)

Bedroom Two

16' 6" x 10' 10" (5.03m x 3.30m)

Bedroom Three

14' 1" x 11' 7" max (4.29m x 3.53m max)

Bathroom

Toilet

Potential Annexe

Utility Room

Workshop

Store Room

Garage



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New Road

- PROPERTY BEING SOLD BY AUCTION - AUCTION DATE: 14/04/2026
- No onward chain , ready for a smooth and hassle-free purchase.
- Three-bedroom detached home with character and charm.
- Set on approximately one-third of an acre offering privacy and space.
- Detached garage with its own footprint—can be rebuilt as a 'granny annexe' or adapted to suit your needs, no planning permission required.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHP110609 - 0010

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01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk