Paxtons
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2019 - 2020 ★★★★★ SILVER WINNER LETTING AGENT IN SOUTHERN WILTSHIRE

BRITISH PROPERTY AWARDS 2019 - 2020 ★★★★★ GOLD WINNER LETTING AGENT IN TROWBRIDGE

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN TROWBRIDGE

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN SOUTHERN WILTSHIRE

Sales | Free valuations | Lettings | Mortgages



221 Melksham Road, Holt, Trowbridge, Wiltshire BA14 6QW

£699,950 Freehold

Description
Looks can be very deceiving when it comes to 221 Melksham Road. This is a very spacious family home with the benefit of a self contained annex. As a great testimony of this property, the current owner has lived in the property for just over 42 years and is only moving due to personal circumstances.
This excellent chalet style home offers the benefit of flexible accommodation that would accommodate a variety of family needs. The rear annex is self contained and would suit an elderly relative or equally, a couple looking to purchase their home, with the annex offering the option of living at home whilst saving for a deposit.
There is potential for letting the accommodation subject to ensuring compliance with regulatory authorities.
The rear garden is an excellent size, is not overlooked and is well established.
You hear it often from estate agents, that a property needs to be viewed, but in this case that is completely true and as one cannot appreciate the size and flexibility of this property.

Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Front Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Porch

Dining Room
13'11 x 12'8

Inner Hallway

Lounge
16'9 x 15'5

Kitchen/Breakfast Room
21'11 x 15'0

Larder

Cloakroom

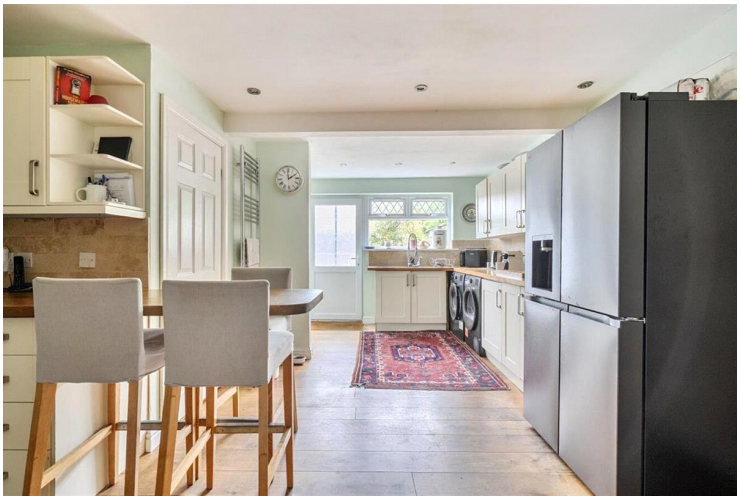
Annex

Lounge
22'4 x 9'5

Bedroom 3
11'0 x 11'0

Bedroom/sewing Room
11'1 x 10'2









Shower Room

Landing

Bedroom 1
17'9 x 11'0

En Suite Shower Room/Bathroom

Bedroom 2
17'9 x 9'9

En-suite Shower Room

Bedroom 4
14'9 x 10'9

Bedroom 5
10'9 x 10'8

Bathroom/Shower Room

Excellent Parking

Front Garden

Large Rear Garden







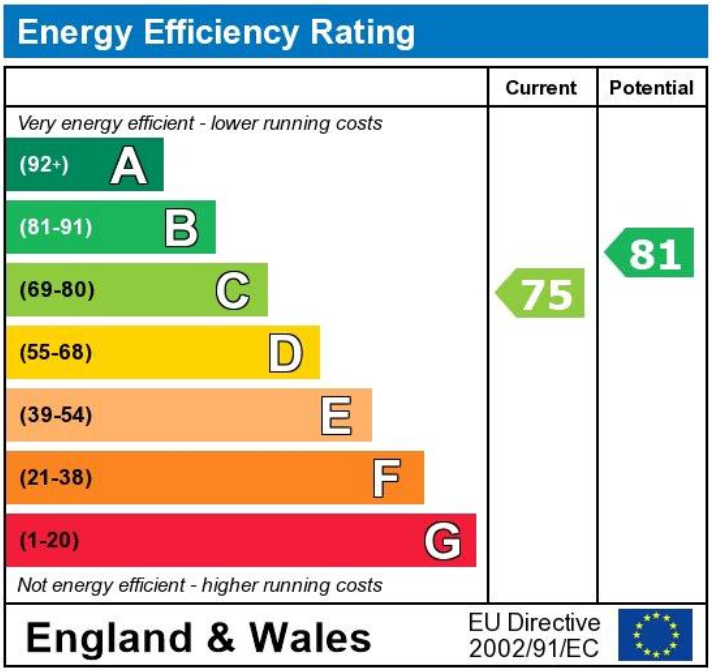












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

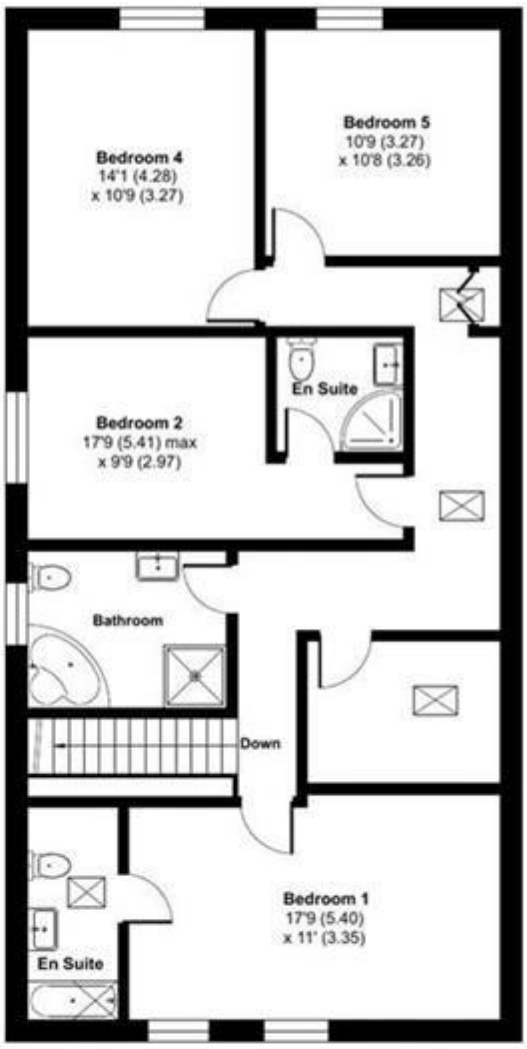


Melksham Road, Holt, Trowbridge, BA14

Approximate Area = 2490 sq ft / 231.3 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 2654 sq ft / 246.5 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). ©nichecom 2026.
Produced for Paxtons Estate Agents. REF: 1478263

Paxtons
ESTATE AGENTS

Sales | Free valuations | Lettings | Mortgages

Note: We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
15 Hackett Place,
Paxcroft Mead,
Trowbridge,
Wiltshire
BA14 7GW

Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk

Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64

