



Westlands Lane, Beanacre

Guide Price £650,000

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- Stunning and high specification 4 bedroom home
- Sitting room with wood burner and double doors to the large dining room
- Principal bedroom suite with dressing area and exceptional en suite
- Double garage and wide driveway parking for several cars
- Solar panels (owned outright) for energy efficiency
- Modern kitchen/Breakfast room plus spacious utility/boot room
- Downstairs playroom/study
- Beautiful wrap around gardens with covered patio area
- Stunning farmland views to the rear
- Excellent location for access to local villages and towns



A truly immaculate and beautifully presented spacious home with stunning farmland views to the rear. The 4 double bedrooms include a show stopping principal suite with dressing area and huge ensuite shower room. Living accommodation includes a sitting room, large dining room, study and modern Kitchen/breakfast room. Outside the double garage, extensive parking and landscaped gardens add to this fantastic home! Excellent countryside views from the rear of the house make this one truly special. NO ONWARD CHAIN!





Westlands Lane, Beanacre, Melksham, SN12

Approximate Area = 1748 sq ft / 162.4 sq m
Garage = 340 sq ft / 31.6 sq m
Total = 2088 sq ft / 194 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Jane Whitfield Property Services. REF: 1201658



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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