



**FABULOUS FAMILY HOME**

**£575,000**

**Winkworth**





## DIAL CLOSE, SEEND, SN12 6NP



**Five bedroom family home tucked away in a quiet location within the popular village of Seend. Large family kitchen, biomass boiler, garden, outside studio/home office, double garage and lots of parking.**

Do not be fooled by the slightly plain exterior of this property. Set away from the main road and tucked away, number 12 was built and subsequently extended in the 1970's and is now a substantial detached house, with a fabulous kitchen/dining room at its heart.

The current owners have updated the bathrooms and installed a beautiful kitchen with Labradorite stone worktops and wooden floors. They have also installed a state of the art, eco-friendly and economical biomass boiler which supplies heating and hot water and a focal point to the kitchen. French windows lead from the kitchen to the decked terrace area and beyond to the garden which houses a new studio/office. A large sitting room with central fireplace provides ample entertaining and relaxing space.



Upstairs there are five double bedrooms, the principle of which has a modern shower room. The family bathroom with bath and separate shower serves the other bedrooms. Viewing is highly recommended to fully appreciate the extent and flexibility of this lovely home.



## AT A GLANCE

Entrance hall

Downstairs WC

Kitchen/dining room

Sitting room

Utility room

Five double bedrooms

Principle bedroom with ensuite shower room and walk in wardrobe.

Family bathroom with separate shower

Outside

Private driveway with parking for 3-4 cars

Double Garage

Rear garden with decked seating area

Studio/Office with electric and underfloor heating.

## LOCATION

Seend is a thriving and popular village conveniently located between Devizes and Trowbridge and which offers a range of day-to-day services including a shop and post office, primary school, church, pubs (the Three Magpies and The Barge) and village hall.

There are a comprehensive range of facilities in Devizes (5 miles) including several supermarkets, busy antiques and produce markets, independent shops and restaurants and a sports centre. The larger centres of Salisbury and Bath are within a 20 mile radius. Rail services are from Pewsey, Westbury and Chippenham to London Paddington (around 70 minutes).

As well as the local primary, there are first class schools in the area in both the state and private sector including St Augustins, Lavington, St Margaret's and St Mary's in Calne and Daunstey's.

The surrounding countryside offers a wealth of sporting and leisure opportunities including walking, riding and golf and the Kennet and Avon canal runs close by.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		



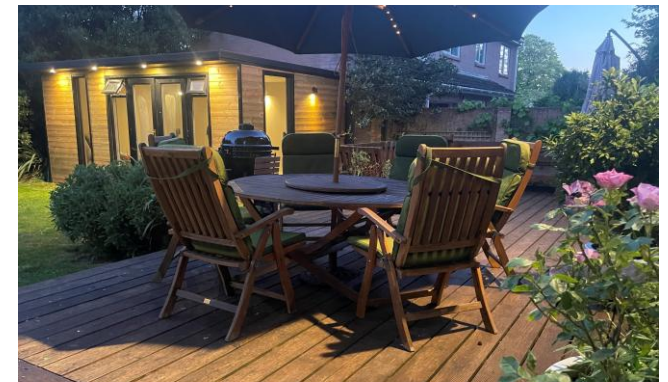
## SERVICES:

Musa Hydro 22 BioMass Boiler - full information on running costs available. Mains water, electricity and drainage

EPC Band E

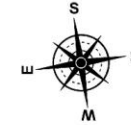
Wiltshire Council Tax Band F Construction: Brick under tiled roof

Broadband: Ultrafast Broadband available (up to 1800 mpbs download). Mobile Coverage: Indoor likely with O2 and Vodafone, outside likely with all major Networks

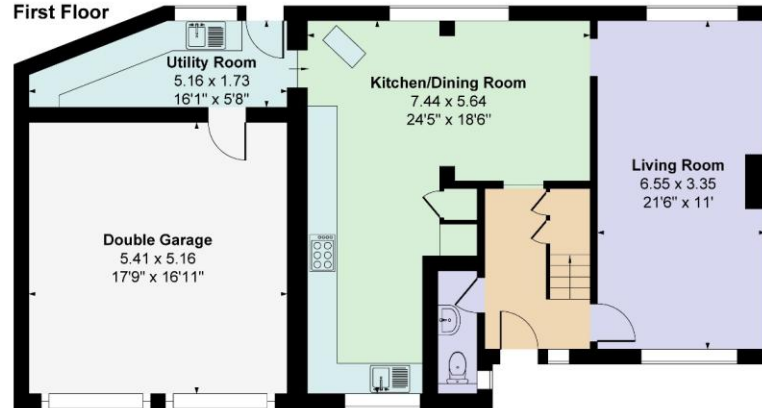


## 12 Dial Close, Seend, SN12 6NP

Approximate Gross Internal Area  
 Total = 209 sq m (2246 sq ft)  
 Main House = 161 sq m (1734 sq ft)  
 Outbuildings = 14 sq m (151) sq ft  
 Garage = 28 sq m (300) sq ft

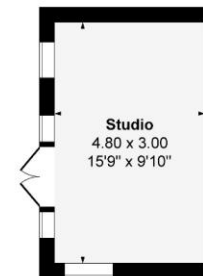


First Floor



Garage

Ground Floor



Outbuilding

© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.

Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.