



Connells

Ponderosa
Goatacre CALNE



Property Description

A UNIQUE detached bungalow which has been beautifully upgraded and extended in recent times. The property is located close to the centre of Goatacre Village which is situated South of Lyneham and Royal Wootton Bassett and North of Calne. The property offers two reception rooms including an INGLENOOK Lounge and open plan Family Room/Kitchen/Diner with a feature Aga. There are Five Bedrooms with two Ensuites plus a Family Bathroom/Wet Room. The property enjoys wonderful views over open countryside and is set on a large plot which includes two large terraced areas, perfect for entertaining, a sweeping south facing lawn, copse and areas of cultivation. There is a gated driveway providing parking for several vehicles, plus an extra large garage which can accommodate up to 8 vehicles. Viewing is essential to fully appreciate this SUPERB property!

Accommodation

Entrance Hall

UPVC double glazed entrance door to front. Doors to Family Room, Master Bedroom, Bedrooms Two and Three and Family Bathroom.

Family Room

14' 3" x 11' 7" (4.34m x 3.53m)

Open plan leading to Kitchen/Diner and Inner Lobby. UPVC double glazed window to front. Fireplace with log burner. Radiator.

Kitchen/Diner

21' 9" extending to 31' 1" x 19' 9" (6.63m extending to 9.47m x 6.02m)

Fitted with a range of matching wall and base units with complimentary work surfaces, part tiled walls and inset one and a half bowl sink and drainer. Feature Aga and electric double oven and Cala gas hob. Log burner. Integrated dishwasher and fridge. Part vaulted ceiling. Two UPVC double glazed windows to side and rear. UPVC double glazed French doors to rear. Radiator. Door to:

Utility Room

5' 10" x 4' 9" (1.78m x 1.45m)

Fitted with matching wall and base units. Plumbing for washing machine. Cupboard housing hot water boiler. Radiator.

Inner Lobby

Doors leading to Inglenook Lounge, Bedroom Four and Bedroom Five/Study.

Inglenook Lounge

18' 3" x 14' 8" (5.56m x 4.47m)

Inglenook fireplace with log burner. UPVC double glazed window to rear. Radiator. TV point.

Bedroom Four

10' 6" x 9' 6" (3.20m x 2.90m)

UPVC double glazed window to front. Radiator. Door to:

Ensuite

Three piece suite comprising low level WC, wash hand basin and tiled shower cubicle. Obscure double glazed window. Radiator.

Study/Bedroom Five

9' 6" x 8' (2.90m x 2.44m)

UPVC double glazed window to side. Radiator.

Master Bedroom

21' 4" x 14' 3" to wardrobes (6.50m x 4.34m to wardrobes)

UPVC double glazed window to rear. Three built in double wardrobes. Radiator. Door to:

Ensuite

Suite comprising panelled bath, low level WC, built in wash hand basin with vanity unit and shower with shower screen. Radiator. Obscure UPVC double glazed window. Tiled flooring. Fully tiled walls. Chrome heated towel rail.

Bedroom Two

13' 9" x 10' 9" to wardrobes (4.19m x 3.28m to wardrobes)

UPVC double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three

12' 6" x 10' plus wardrobes (3.81m x 3.05m plus wardrobes)

UPVC double glazed window to rear. Built in wardrobes. Radiator.

Family Bathroom/wet Room

Suite comprising slightly sunken bath, low level WC, wash hand basin with vanity unit and raised wet area with shower over. Chrome heated towel rail. Tiled floor. Part tiled walls. Obscure double glazed window.

Outside

Gated Drive And Front

The property is accessed via two five bar gates which leads to a gravel drive offering parking for several vehicles and leads to the Garage. Side access to gardens.

Garage

60' x 18' (18.29m x 5.49m)

Electric entrance door. This garage can accommodate approximately 8 vehicles and offers open eaves with storage opportunities. Mechanics pit. Washroom with WC and wash hand basin. Door to office.

Office/store

13' 4" x 5' 10" (4.06m x 1.78m)

UPVC double glazed window to side.

Garden Machine Shed

15' 9" x 14' 3" (4.80m x 4.34m)

Situated at the end of the Garage.

Gardens & Land

The land is part agricultural, landscaped and copse. There is a private side terrace which connects to a larger terrace by a long veranda. This area offers views over open countryside. The larger terrace offers a great entertaining space. There is a large lawned area with boundary hedging. Timber summer house. There is a copse area to one corner with fruit trees.

Cultivation Garden

Large poly-tunnel with fruit cage and green house. There is a pond which forms a natural divide between the cultivation area and lawn area.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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directions to this property:

From the Agents Office proceed out of town along the Causeway and continue straight over the roundabout onto the A4 heading towards Calne. At the roundabout, take the 1st exit onto Greenacres Way/A3102. Continue to follow A3102. At the roundabout, take the 1st exit and stay on A3102. Turn right onto Combe Lane. Turn right onto Goatacre Lane. Destination will be on the right hand side.

EPC Rating: D

Tenure: Freehold



ON THIS PROPERTY

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