

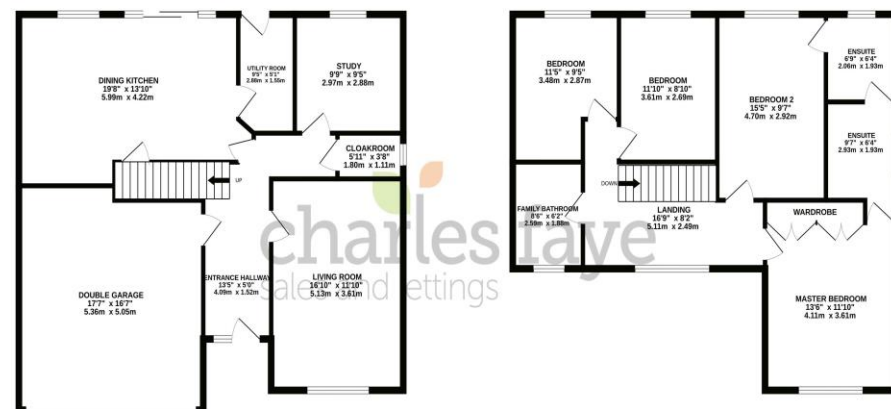
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and go straight across at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Marlborough. After approximately 1.5 miles you will pass The Talbot public house on the left. Take the next turning on the right in to Stockley lane and then the fifth turning on the right in to Stockley lane . Follow the road along bearing left and left again into Morgans Road where the property can be found on the right hand side.



GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1848 sq.ft. (171.7 sq.m.) approx.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

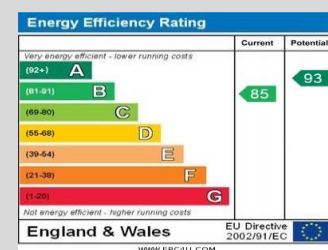
## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band E

## PROPERTY RATING



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26 Morgans Road  
Calne, SN11 0FH

£625,000

'People & property are always at the heart of whatever we do'

**charles faye**  
sales and lettings

## 26 Morgans Road, Calne

This beautifully presented executive detached home is situated in a highly sought-after location and boasts an array of desirable features. The centerpiece of the house is its spacious kitchen diner, perfect for entertaining or family gatherings. Additionally, there's a dedicated study providing a quiet space for work or study. With four double bedrooms, including two with en-suite bathrooms, there's ample room for a growing family or hosting guests. The property offers breathtaking rural views, providing a serene backdrop to everyday life. Practical amenities include a double garage and driveway parking, ensuring convenience for multiple vehicles. Outside, the beautifully landscaped garden offers a tranquil escape, ideal for relaxation or outdoor activities. Overall, this home combines luxury, functionality, and natural beauty, offering a comfortable and prestigious lifestyle for its fortunate occupants.

- **Four Double Bedroom Detached Property**
- **Sought After Location**
- **Dining Kitchen**
- **Two En-Suites**
- **Open Views To Front**
- **Beautifully Presented**
- **Study**
- **Generous Rear Garden**

### ENTRANCE HALLWAY

A light and airy space with a upvc double glazed window to front, stairs rising to first floor, doors to living room, dining kitchen, study, guest cloakroom, garage, radiator, porcelain tiled flooring.

### LIVING ROOM 16' 10" x 11' 10" (5.13m x 3.60m)

Upvc double glazed window to front with open views to the front, satellite point and television point, radiator.

### DINING KITCHEN 19' 8" x 13' 10" (5.99m x 4.21m)

Upvc double glazed window to rear, fitted with a range of wall and base cabinets with granite worktop and upstands, two stainless steel inset sinks, fitted water softener, two eye level ovens, four ring induction hob with stainless steel splash back and extractor hood over, two integrated fridge freezers, integrated dishwasher, recessed spot lights, radiator, television point, porcelain tiled floor, doors to under stairs storage cupboard, door to utility room, upvc double glazed sliding patio doors with fully glazed panels to both sides.



### UTILITY ROOM 9' 5" x 5' 1" (2.87m x 1.55m)

Fitted base cabinets with granite work surfaces and upstands, sink unit, space for two appliances, housed wall mounted gas boiler, radiator, porcelain tiled floor, part glazed door to rear garden.

### STUDY 9' 9" x 9' 5" (2.97m x 2.87m)

Upvc double glazed window to rear, wall mounted air conditioning unit, radiator.

### GUEST CLOAKROOM 5' 11" x 3' 8" (1.80m x 1.12m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., wall mounted wash hand basin with tiled splash backs, recessed spot lights, radiator, porcelain tiled flooring.

### LANDING

A spacious galleried landing with upvc double glazed window to front with fantastic views towards Cherhill downs. Loft access, airing cupboard with hot water tank, radiator, doors to bedrooms and family bathroom.



### MASTER SUITE 13' 6" x 11' 10" (4.11m x 3.60m)

Upvc double glazed window to front with fantastic views to Cherhill downs, a range of fitted wardrobes, wall mounted air conditioning unit, satellite point, radiator, door to en-suite.

### EN SUITE SHOWER ROOM 9' 7" x 6' 4" (2.92m x 1.93m)

Upvc double glazed obscure window to side. The luxurious en-suite is generous in size and comprises of a close coupled w.c., wall mounted wash hand basin with mirror over, large walk in shower with rain fall shower head over, shaver point, fully tiled walls and flooring, recessed spot lights, ladder style radiator.

### BEDROOM TWO 15' 5" x 9' 7" (4.70m x 2.92m)

Upvc double glazed window to rear, television point, radiator, door to en-suite.



### EN-SUITE SHOWER ROOM 6' 9" x 6' 4" (2.06m x 1.93m)

Upvc double glazed obscure window to rear, luxurious fitted suite comprising close coupled w.c., wall mounted wash hand basin with mirror over, walk in shower, tiled surrounds, recessed spot lights, ladder style radiator.

### BEDROOM THREE 11' 10" x 8' 10" (3.60m x 2.69m)

Upvc double glazed window to front, television point, radiator.

### BEDROOM FOUR 11' 5" x 9' 5" (3.48m x 2.87m)

Upvc double glazed window to front, television point, radiator.

### FAMILY BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)

Upvc double glazed obscure window to front, luxurious suite comprising of close coupled w.c., wall mounted wash hand basin, wall mounted mirror, panelled bath with shower and screen over, tiled surrounds, recessed spot lights, ladder style radiator, porcelain tiled floor.

### DOUBLE WIDTH DRIVEWAY & GARAGE

Double width parking for two vehicles. Electric up and over door, power and light, inner door to hallway.

### REAR GARDEN

A stunning landscaped garden, enclosed by mature perimeter hedging for privacy. A patio area, shielded by privacy screens, offers outdoor relaxation and a shed for storage. Gated side access ensures convenience and security, completing the charming outdoor space.

