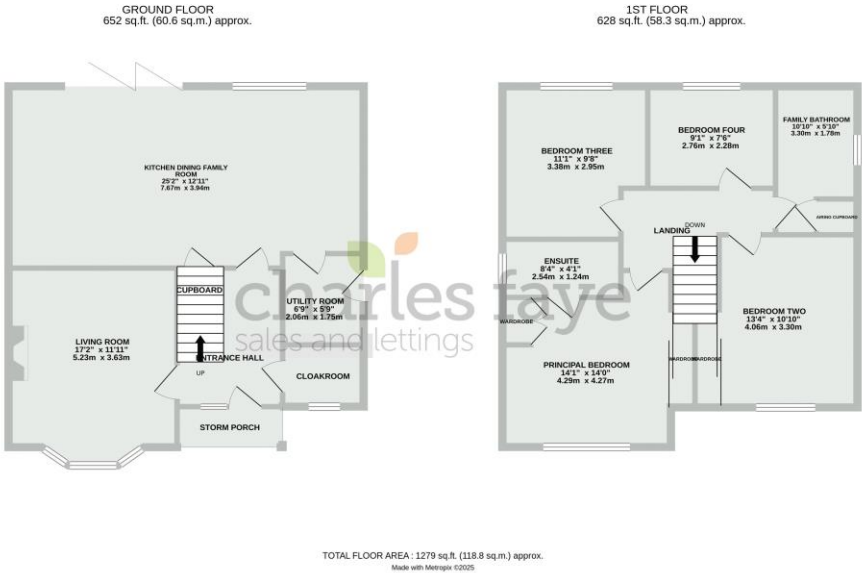


DIRECTIONS TO THE PROPERTY

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 fith turning on the right in to Stockley lane . Follow the road along bearing left and veer right following the road around to the left and Kingsplay can be found on 2nd right. The property can be found short distance on the right hand side.



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.

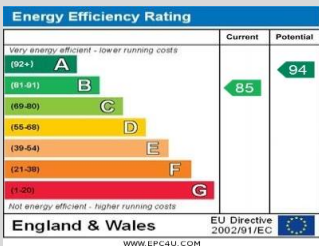
FINANCIAL ADVICE

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



Charles Faye Estate Agents  
25 High Street  
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01249 822555  
sales@charlesfaye.co.uk  
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10 Kingsplay Close  
Calne, SN11 0FJ  
£510,000

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

charles faye  
sales and lettings



10 Kingsplay Close, Calne

This beautifully presented detached home is situated on the highly sought-after location Stockley Grange development and boasts an array of desirable features and is placed in a small cul-de-sac with views to the side. This impressive family home is brought to the market in IMMACULATE condition with the centerpiece of the house being its stunning kitchen dining family room, perfect for entertaining or family gatherings. The living room with its multi-fuel stove provides a calming space to relax with family and friends. There is also a separate utility room, guest cloakroom and large hallway. With four double bedrooms, including the principle bedrooms en-suite shower room, there's ample room for a growing family or hosting guests. The property offers rural views, providing countryside walks and a serene backdrop to everyday life. Practical amenities include a single garage and driveway parking, ensuring convenience for multiple vehicles. Outside, the beautifully landscaped garden offers a tranquil escape, ideal for relaxation, entertaining or outdoor activities. Combining luxury, functionality, and natural beauty, this property offers a comfortable and prestigious lifestyle for its fortunate occupants

- Four Bedroom Detached Home
  - Stunning Kitchen Dining Family Room
  - En-Suite To Principle Bedroom
  - Driveway Parking
- Impeccably Presented
  - Living Room With Multi Fuel Stove
  - Beautiful Garden Patio with Hot Tub area

PROPERTY FRONT

Pathway leading to entrance door with storm porch over.

**ENTRANCE HALLWAY** 8' 10" x 6' 9" (2.69m x 2.06m)

Upvc double glazed window to front, doors to guest cloakroom, kitchen dining family room, living room, stairs rising to first floor, radiator, tiled flooring.

**GUEST CLOAKROOM** 5' 9" x 4' 2" (1.75m x 1.27m)

Upvc double glazed obscured double glazed window to front, modern fitted suite to include close coupled w.c., wall mounted wash hand basin, tiled splash back, radiator, tiled flooring.

**LIVING ROOM** 17' 2" x 11' 11" (5.23m x 3.63m)

Upvc double glazed bay window to front, eye-catching fireplace with multi-fuel stove, radiator.

**KITCHEN DINING FAMILY ROOM** 25' 2" x 11' 11" (7.66m x 3.63m)

Upvc double glazed window to rear, stunning modern fitted kitchen with an excellent range of wall, base and floor to ceiling units with upgraded granite work surfaces over, central freestanding kitchen island complementing existing kitchen units, one and a half bowl stainless steel sink unit with mixer tap, up stands, eye level electric



double oven,, stainless steel four ring gas hob with granite splash back stainless steel extractor hood over, integrated tall fridge, integrated freezer, integrated dishwasher, recessed ceiling lights, under stairs storage cupboard, two radiators, tiled flooring, tri-fold double glazed patio doors to rear, door to utility room.

**UTILITY ROOM** 6' 9" x 5' 9" (2.06m x 1.75m)

A range of modern base units with granite work surface over, stainless steel inset sink unit, up stands, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted central heating boiler, heated electric towel rail, recessed ceiling lights, tiled flooring, part glazed door to side of property.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, radiator, doors to all bedrooms and family bathroom.



**PRINCIPAL BEDROOM** 14' 1" x 14' 0" (4.29m x 4.26m)

Upvc double glazed window to front, a good range of built in wardrobes, radiator, television point, door to en suite shower room.

**EN-SUITE SHOWER ROOM** 8' 4" x 4' 1" (2.54m x 1.24m)

Upvc double glazed obscured window to side, modern fitted suite to include close coupled w.c., vanity wash hand basin with mirrored splash back, fully tiled double shower cubicle, recessed ceiling lights, chrome heated towel rail, tiled flooring.

**BEDROOM TWO** 13' 4" x 10' 10" (4.06m x 3.30m)

Upvc double glazed window to front, radiator.

**BEDROOM THREE** 11' 1" x 9' 8" (3.38m x 2.94m)

Upvc double glazed window to rear, built in double wardrobe, radiator.



**BEDROOM FOUR** 9' 1" x 7' 6" (2.77m x 2.28m)

Upvc double glazed window to rear, radiator, television point, telephone point.

**FAMILY BATHROOM** 10' 10" x 5' 10" (3.30m x 1.78m)

Upvc double glazed obscured window to side, modern fitted suite to include close coupled w.c., wall mounted wash hand basin with mirrored splash back, panelled bath with shower over and shower screen, tiled surrounds, recessed ceiling lights, airing cupboard housing hot water cylinder, chrome heated towel rail, tiled flooring.

EXTERNALLY

FRONT GARDEN

With mature hedging and shrubs.

DRIVEWAY PARKING

There is a double width driveway parking to the front of the garage.

SINGLE GARAGE

Up and over door, power & light, personal door to garden.

REAR GARDEN

The stunning rear garden has been designed to enjoy the outside space, designed for ease of maintenance and maximum enjoyment. Laid out with an extensive re-laid paved patio with external lights surrounding and well-placed trees, with the benefit of artificial grass connecting various areas. There is a summerhouse, hot tub area, well placed flowers, trees & shrubs, a covered pergola to the rear of the property, storage area to the side of the property with gated access to the front.

