

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to the A4. Follow this road along and just after St Mary's Independent School turn right into Springfield Drive. The property can be found at the top of the road on the left hand side.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.
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Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

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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.

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

The council tax band for this property is band **D**

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£425,000

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



charles faye

sales and lettings

21 Springfield Drive, Calne

This extended semi-detached home offers deceptively spacious accommodation, blending modern style with versatile living spaces. The property boasts three inviting reception rooms, ideal for entertaining or relaxing, and a large, recently refitted kitchen/dining/family room that forms the heart of the home. Upstairs, there are four generously proportioned double bedrooms, including a principal bedroom with a private en-suite shower room, alongside a beautifully refitted family bathroom. Outside, the property benefits from a driveway providing off-road parking, while the private, non-overlooked rear garden offers a tranquil retreat, perfect for outdoor dining and leisure. Thoughtfully updated and extended, this home combines practical family living with stylish finishes, making it an excellent choice for those seeking space, comfort, and a well-connected location. Its layout is ideal for accommodating modern family life, offering both communal areas for gathering and quiet rooms for retreat.

- Extended Semi Detached
 - Close To The Town Centre
 - Study And Snug
 - Refitted Family Bathroom And En-suite
- Popular Location
 - Stunning Kitchen Dining Family Room
 - Four Double Bedrooms
 - Private Rear Garden

PROPERTY FRONT

Gated pathway leading to entrance door with stunning oak built storm porch over, outside courtesy light.

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, doors to living room, study, guest cloakroom, kitchen dining family room, pullout under stairs storage, laminate flooring.

LIVING ROOM 18' 9" x 10' 3" (5.71m x 3.12m)

Upvc double glazed window to front, ceiling coving, stunning stone fire surround with wood burning stove, two radiators, fully glazed double doors to kitchen dining family room.

STUDY 10' 4" x 9' 3" (3.15m x 2.82m)

Upvc double glazed window to front, ceiling coving, radiator, laminate flooring.

GUEST CLOAKROOM 5' 9" x 3' 1" (1.75m x 0.94m)



Modern refitted suite comprising close coupled w.c., vanity wash hand basin, radiator, laminate flooring.

KITCHEN DINING FAMILY ROOM 25' 0" x 1' 5" (7.61m x 0.43m) 'L' shaped

Upvc double glazed window to rear, dormer window to rear, refitted with a modern range of wall and base cabinets with granite work surface over, floor to ceiling units, twin Belfast sinks with mixer tap over, eye level built in oven and microwave, 8 ring gas hob, stainless steel extractor chimney over, integrated dishwasher, integrated drinks fridge, space and plumbing for washing machine, space for tumble dryer, space for American fridge freezer, breakfast bar with circular solid wood top, recessed lights, tiled flooring to kitchen, solid wood flooring to dining area with under floor heating, fully glazed double doors to living room, opening through to snug, upvc double glazed French doors to garden, door to garden.

SNUG 8' 1" x 7' 5" (2.46m x 2.26m)



Upvc double glazed window to front, recessed lights, wood flooring with underfloor heating.

LANDING

Loft access, doors to bedrooms, family bathroom and airing cupboard.

PRINCIPAL BEDROOM 15' 3" x 12' 5" (4.64m x 3.78m)

Two upvc double glazed windows to front, two built in double wardrobes with sliding doors, radiator, door to en-suite.

EN-SUITE 9' 8" x 9' 3" (2.94m x 2.82m)

Upvc double glazed obscure window to rear, modern refitted suite comprising close coupled w.c., drawer vanity sink unit, fully tiled walk in shower cubicle, chrome towel radiator, fully tiled walls, tiled flooring.



BEDROOM TWO 10' 10" x 10' 7" (3.30m x 3.22m)

Upvc double glazed window to front, radiator.

BEDROOM THREE 9' 8" x 9' 3" (2.94m x 2.82m)

Upvc double glazed window to rear, radiator

BEDROOM FOUR 9' 8" x 9' 3" (2.94m x 2.82m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 7' 7" x 7' 7" (2.31m x 2.31m)

Upvc double glazed obscure window to side, modern refitted suite comprising close coupled w.c., drawer vanity twin sink unit, panelled 'P' shaped bath with shower over and shower screen, chrome towel radiator, fully tiled walls, tiled flooring.

EXTERNALLY

FRONT GARDEN

Fully enclosed with gated access, laid to gravel.

DRIVEWAY PARKING

There is driveway parking to the side of the property.

REAR GARDEN

A south westerly facing extremely secluded garden, filled with mature planting with a paved patio area, garden shed, ornamental pond, outside tap and gated access to front.

