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Morgans Road, Calne SN11 0FH

Price Guide £660,000



Situated on the popular Cherhill View Redrow development this four bedroom detached home offers beautiful views towards the Cherhill Monument, White Horse and surrounding countryside. The home is located on a generous corner plot with a lovely rear garden offering a high degree of privacy, double garage and ample driveway parking. The spacious, well laid out accommodation includes: entrance hall, cloakroom, study, living room, kitchen/dining room and utility to the ground floor. Four bedrooms, two with en-suites and family bathroom to the first floor. An internal viewing is recommended to appreciate the space & luxury finish of this beautiful property.

### **Situation Calne**

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

### **The Accommodation**

With approximate measurements, the accommodation comprises:

#### **Entrance Porch**

Stone entrance porch with mat well, entrance door with double glazed panel.

#### **Entrance Hall**

Upvc double glazed window to front, doors to study, living room, kitchen & cloakroom. Stairs to first floor landing, under stairs cupboard, radiator wood effect flooring.

#### **Cloakroom**

Fitted with a contemporary two piece suite comprising low level WC and wash hand basin with tiled splashback. Extractor fan, radiator, tiled flooring.

#### **Kitchen/Dining 6.99m x 4.95m (22'11" x 16'3")**

Upvc double glazed windows to side with views toward Cherhill Monument,

Upvc double glazed French doors to garden. Fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink unit with mixer taps. Integrated Smeg appliances including double fridge/freezer, dishwasher, double oven and five burner gas hob with matching cooker hood. Tiled flooring, two radiators, doors to utility room and entrance hall.

#### **Utility Room 2.87m x 1.52m (9'5" x 5'0")**

Part glazed door to garden, fitted with a range of wall and base units with worktops over, stainless steel sink unit. Space and plumbing for automatic washing machine, cupboard housing gas central heating boiler. Tiled flooring, radiator.

#### **Living Room 6.10m x 3.66m (20' x 12')**

Dual aspect with Upvc double glazed window to front and bi-fold doors to garden. Two radiators, wood effect flooring.

#### **Study/Family Room 3.07m x 2.77m (10'1" x 9'1")**

Upvc double glazed window to front & Bay window to side with countryside views, radiator.

#### **First Floor Landing**

Balustrade landing with Upvc double glazed window to front, doors to bedrooms and family bathroom. Access to loft space, airing cupboard, radiator.

#### **Bedroom One 4.22m x 3.30m plus wardrobes (13'10" x 10'10" plus wardrobes)**

Dual aspect with Upvc double glazed windows to both sides, two triple built in wardrobes, radiator, door to en-suite shower room.

#### **En Suite 2.21m x 2.13m (7'3" x 7')**

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising walk in shower, vanity style wash hand basin with storage and low level WC. Extractor fan, heated towel rail, tiled flooring.



### Bedroom Two 3.18m x 2.97m (10'5" x 9'9")

Upvc double glazed window to front, built in wardrobe, radiator, door to en-suite shower room.

### En Suite 2.01m x 1.14m (6'7" x 3'9")

Fitted with a three piece suite comprising double shower cubicle, low level WC and wash hand basin. Heated towel rail, extractor fan.

### Bedroom Three 3.71m x 2.03m (12'2" x 6'8")

Upvc double glazed window to front, radiator.

### Bedroom Four 3.63m x 2.29m (11'11" x 7'6")

Upvc double glazed window to front, radiator.

### Family Bathroom 2.74m x 1.93m (9' x 6'4")

Obscure Upvc double glazed window to rear, fitted with a three piece suite comprising bath with shower over and glazed shower screen, vanity style wash hand basin with storage below, low level WC. Heated towel rail, extractor fan.

### Externally

### Double Garage 6.23 x 6.05 (20'5" x 19'10")

Up & over door to front, power & light, eaves storage, door to garden.

### Frontage

mainly laid to lawn with path to front door, ample driveway parking.

### Rear Garden

Good sized rear garden offering a high degree of privacy, mainly laid to lawn with a generous patio area, mature planting. Gated access to driveway.

### Agents Note

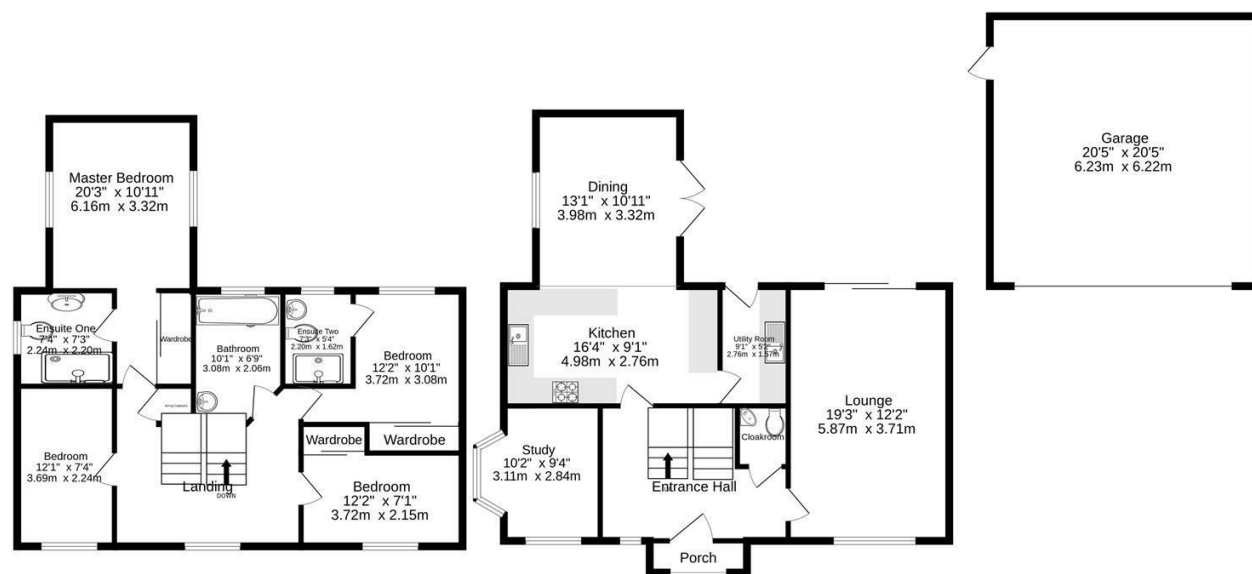
Council Tax Band F



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
1235 sq.ft. (114.8 sq.m.) approx.

1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



