

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Olivers Close, Calne SN11 8XU

Guide price £600,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! Welcome to Olivers Close which is a six bedroom detached extended family home located in the popular village of Cherhill and has been renovated to a show home standard through-out by the current vendors. The property offers light, spacious and versatile living accommodation which comprises of entrance porch, entrance hall, living room, kitchen/breakfast room, dining room, master bedroom with dressing room and en-suite, bedrooms two, three and cloakroom to complete the ground floor. To the first floor you have three bedrooms family bathroom. Externally you have an enclosed and private rear garden and ample driveway parking to front of the property for several vehicles.

### **Situation Cherhill**

Cherhill is situated on the A4 between Calne and Marlborough. It is best known for the 17th century White Horse and Obelisk situated on the Cherhill Downs and is owned by the National Trust. The area is popular with walkers who enjoy the beautiful countryside and farmland which surrounds this thriving village. The eclectic mix of property available in the village comprises 14th Century thatched cottages, contemporary new build and individual self built residences. This mix of housing with a church, village pub, primary school and village hall delivers a strong community feeling and wonderful place to live. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centers which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington.

### **The Accommodation**

With approximate measurements is arranged as follows:

#### **Entrance Porch**

Upvc double glazed window to front, two Upvc double glazed windows to either side and door leading into entrance hall.

#### **Entrance Hall**

Upvc double glazed door to front, mainly wooden flooring with carpeted area leading to dressing room and staircase, built in cupboard, radiator and doors giving access to dressing area, bedroom two, living room, and kitchen/breakfast room.

#### **Living Room**

16'0" x 10'9"

Dual aspect living room with Upvc double glazed windows to front & side, radiator and feature fireplace with multi fuel burning stove set within.

#### **Kitchen/Breakfast Room**

16'4" max x 12'1"

A great family entertaining space which comprises from a fitted cream shaker style kitchen housing a Rangemaster cooker, breakfast bar area, ceramic sink, oak worktops, part tiled, integrated dishwasher, space for American style fridge freezer, floor mounted combi boiler, wooden flooring, dual fuel wood burning stove with limestone surround, Upvc double glazed window to rear, Upvc double glazed door to rear and access to dining room.

#### **Dining Room**

11'9" x 7'10"

Light & airy room with vaulted ceiling which comprises from double French doors opening out into the garden and wood flooring.









### **Bedroom Two**

11'1" x 8'2"

Upvc double glazed window to front, radiator and door giving access to multi functional room.

### **Bedroom Six / Multi Functional Room**

16'0" x 7'6"

Upvc double glazed window to front, radiator and door to side giving access to rear garden.

### **Dressing Room**

11'1" x 8'6" max

Door from entrance hall, two built in wardrobes, radiator and opening to master bedroom.

### **Master Bedroom**

11'1" x 8'6" max

Upvc double glazed window to side and door leading into en-suite.

### **En-suite**

10'5" x 7'2"

A Re-fitted modern part tiled en-suite comprising double depth walk in shower, vanity wash hand basin, bath with mixer tap with shower attachment, w.c and Obscure Upvc double glazed window to rear.

### **Cloakroom**

Upvc obscure double glazed window to rear, w.c and vanity wash hand basin.

### **First Floor Landing**

Obscure double glazed window to side, storage cupboard, doors giving access to bedrooms and bathroom.

### **Bedroom Three**

12'1" x 11'5"

Upvc double glazed window to side, built in wardrobe and radiator.

### **Bedroom Four**

11'5" x 9'6"

Upvc double glazed window to side, built in wardrobes and radiator.

### **Bedroom Five**

6'10" x 4'3"

Upvc double glazed window to front and radiator.

### **Family Bathroom**

8'2" max x 5'10"

A part tiled bathroom suite comprising, bath with mixer tap and shower attachment, vanity wash hand basin, w.c, corner shower cubicle, spot lighting and Obscure double glazed window to the rear.

### **Externally**

#### **Rear Garden**

A generous size south facing enclosed rear garden offering a decent amount of privacy which is mainly laid to lawn, ornamental planting, gravel footpaths and gated side access to front of property.

#### **Driveway Parking**

Driveway parking to the front of the property for several vehicles which is mainly laid to gravel and gated side access to rear garden.

### **Agents Notes**

Council Tax Band: E







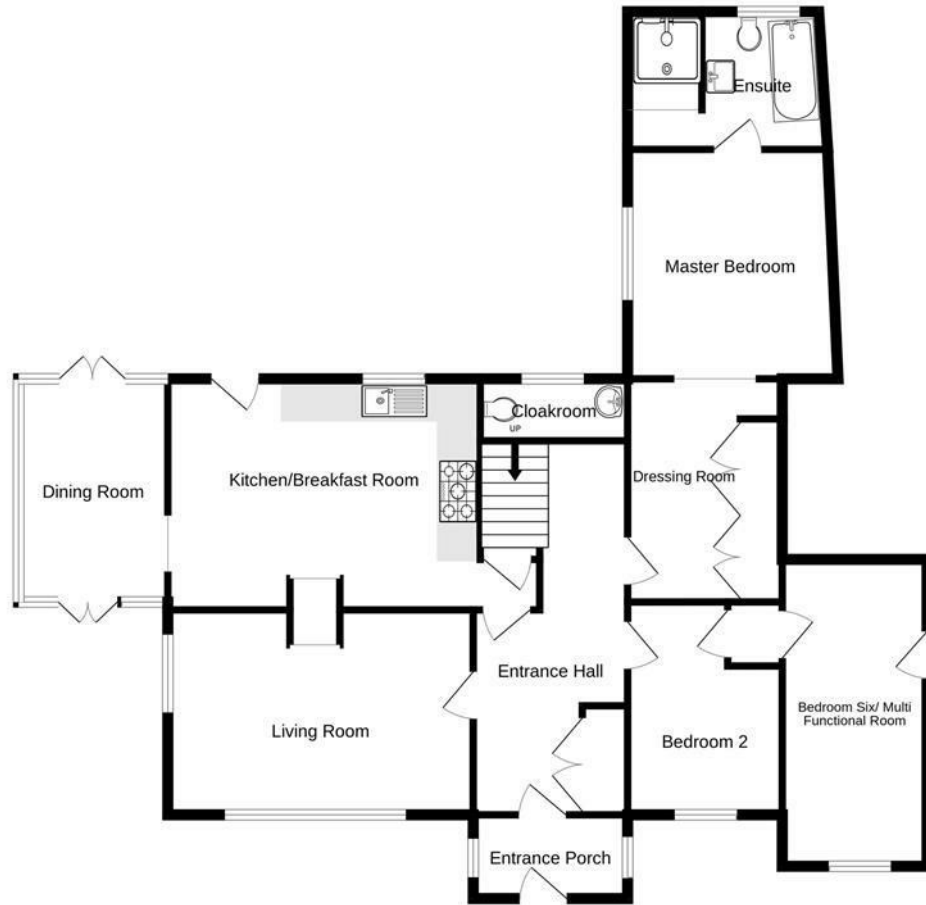




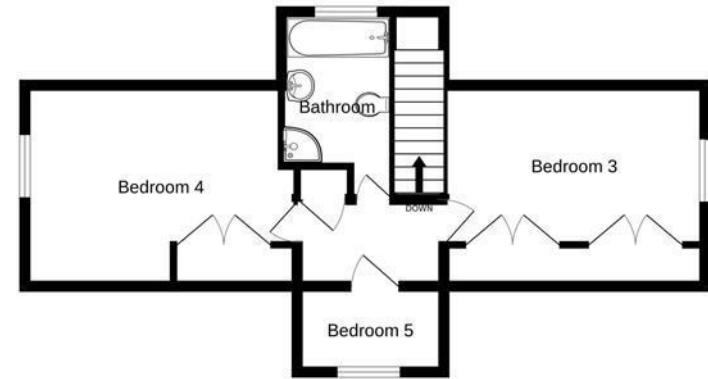


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs A		Very environmentally friendly - lower CO <sub>2</sub> emissions A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs G		Not environmentally friendly - higher CO <sub>2</sub> emissions G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.  
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