



📍 11A Main Road, Cherhill, Calne, SN11 8UT

🏠 £750,000

A most attractive, executive, four double detached house, which is situated in the sought after village of Cherhill. The property has been built to an excellent standard and features high-specification features throughout, and benefits from three receptions, three bathrooms, front & rear gardens, and double garage. Offered with No Onward Chain.

- Executive, Detached Family Home
- High-Specification Throughout
- Spacious & Flexible Accommodation
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Three Receptions
- Gardens to Front, Side & Rear
- Large Driveway & Double Garage
- Scenic Views to Front, including Cherhill Monument
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A most attractive, executive detached house, which is situated in the sought after village of Cherhill. The property has been built to an excellent standard and features high-specification features throughout, including underfloor heating, granite kitchen, double glazing, double garage and enclosed gardens. Offered with No Onward Chain.

The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, dual-aspect sitting room, fabulous kitchen / breakfast room with granite worktops, electric aga and island, utility room, study, and dining room / snug, to the ground floor. On the first floor is the spacious principal bedroom with dressing room and en-suite shower room, the main guest room also benefits from an en-suite shower room, two further bedrooms and the family bathroom with separate shower.

Externally there are gardens to the front, side and rear, which are well enclosed and enjoy a good deal of privacy. There is a large driveway, concluded by a double garage. One of the biggest features of this exceptional home is the views to the front, with agricultural land and vast greenery on sight, including views of the Cherhill Monument.

Please Note: There is building plot running adjacent to the property, with planning consent for an additional four bedroom detached house. This plot is also for sale, and subject to separate negotiations.

Situation

Cherhill is a highly popular village offering a school, public house and church. The village has a thriving community with a number of local clubs and groups and is surrounded by the Marlborough Downs offering excellent walking and riding. It is close to a number of historic sites including Avebury and Silbury Hill. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington) and excellent access to the motorway at Junction 17 and 14.

Property Information

Council Tax Band; F

Freehold

Services; Mains water, drainage and electricity

Oil Fired Central Heating

EPC Rating; D





Denotes restricted head height

Main Road, Cherhill, Calne, SN11

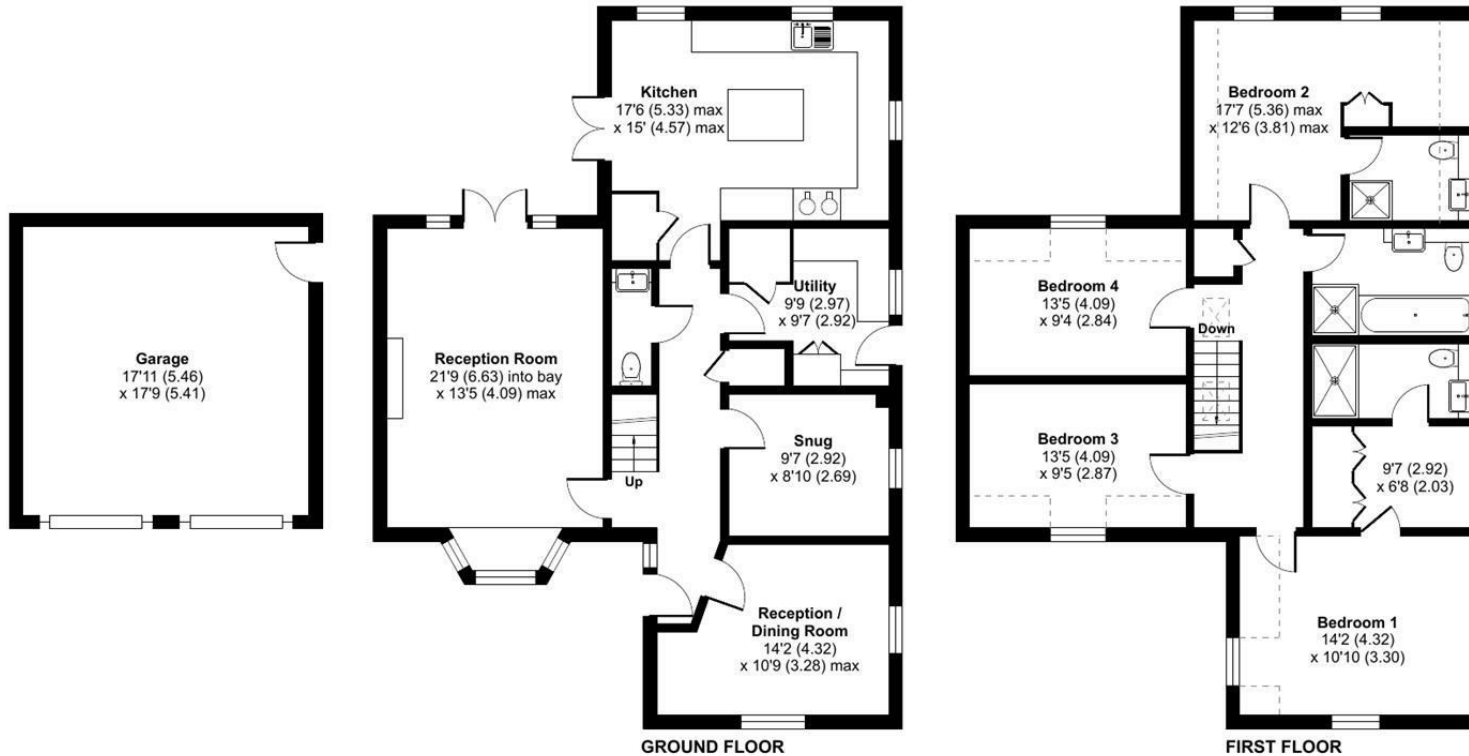
Approximate Area = 1881 sq ft / 174.7 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 2294 sq ft / 213 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1080546

Disclaimer 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.