



**Horsebrook Park, Calne**  
**Asking Price £435,000**



A three bedroom detached bungalow located in a cul-de-sac on the south side of Calne. The home benefits from a fantastic living dining kitchen with a vaulted ceiling and French doors which open out to a large rear garden. The home has a separate living room, utility room, a shower room with walk in double shower and three double bedrooms. Externally the home features a garage with potting shed to the rear, a deep front garden and a large rear garden. A short, flat walking distance from the home is town centre and all of its amenities. Gas central heating.



## LOCATION

Between the home and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

## ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. A brief outline of the accommodation is as follows:

## ENTRANCE HALL

Upon entry to the home an entrance hall leads through the bungalow with doors opening to the utility room, living room, all three bedrooms and the wet room. Space allows for display furniture.

## SHOWER ROOM

**7'8" x 6'11" (2.34 x 2.11)**

A wet room style shower room. The room includes a walk in double shower, heated towel rail, wc and wash basin. Tiled finished. A window with privacy glass opens to the side of the home.

## BEDROOM THREE

**11'6" x 11'0" (3.51 x 3.35)**

Bedroom three will allow a double bed and further bedroom furniture. The room benefits from having built in wardrobes. A window views out to the side of the home.

## BEDROOM TWO

**11'10" x 10'8" (3.61 x 3.25)**

Bedroom two is placed to the front of the home overlooking the front garden. The room will allow a double bed and further bedroom furniture. There are built in wardrobes. A bay window helps expand the space.

## MASTER BEDROOM

**11'10" x 10'9" (3.61 x 3.28)**

The master bedroom also views out over the front garden. A bay window helps expand the space. The room will allow for a large double bed and further bedroom furniture. There are fitted wardrobes.

## LIVING ROOM

**15'9" x 13'7" (4.80 x 4.14)**

A door opens from the entrance hall and leads to the living room. This space will allow multiple sofas and further living room furniture. French doors open to the living dining kitchen and a window views out the side of the home. The focal point of the space is a gas effect log burner inset to a chimney breast.

## LIVING DINING KITCHEN

An extension to the original home, expanding across the rear of the home and opening to the rear garden. Outlined as follows:

## KITCHEN

**11'11" x 9'2" (3.63 x 2.79)**

A fitted kitchen with matching wall and base units. Integrated there is a five ring gas hob, and a chest height double electric oven. Beneath a window that views across the rear garden is an inset sink and a half with drainer. Space allows for a fridge freezer. A peninsula unit divides the kitchen from the living dining area.

## LIVING DINING AREA

**13'9" x 15'2" (4.19 x 4.62)**

A fantastic open space with vaulted ceilings and velux style windows. French doors open to the rear garden and further windows view out the side of the home. The room allows plenty space for a large dining table and chairs as well as living room furniture and further

display furniture. A great space for interaction with family and guests.

## UTILITY ROOM

**13'5" x 9'2" (4.09 x 2.79)**

The utility room consists of base cabinets with space to allow for a washing machine. Inset to the units is a sink with drainer. There are multiple cupboards and space for a stand up fridge freezer or freezer. Doors lead to the kitchen area, entrance hall and cloakroom.

## CLOAKROOM

The cloakroom consists of a wc.

## EXTERIOR

The exterior of the home comprises a front garden, garage and potting shed as well as a rear garden. Outlined as follows:

## REAR GARDEN

A large, flat rear garden. The centre of the garden is mainly laid to lawn with pretty flower beds to the perimeter. To one corner of the garden there is a raised patio which is a fantastic space for outdoor dining and lounging during the warmer months.

## FRONT GARDEN

A generous front garden which is mainly laid to lawn with a perimeter flower bed.

## PARKING

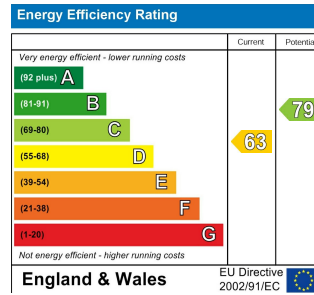
A gravel drive allows off road parking for multiple vehicles.

## GARAGE & POTTING SHED

A generous single garage accessed via an up and over door. There is power and light. The rear of the garage has been utilised as a large potting shed accessed via a rear door.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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