



**Dew Way, Calne**  
**£500,000**



A double-fronted detached home with a side drive for multiple parking, a double garage, and a southerly garden. Placed close to countryside is this four double-bedroom home, built in recent years and enjoying excellent ground floor living space. The ground floor boasts a 6.10m x 4.34m (20ft x 14ft 3) fitted dining kitchen, a large living room, a family room, an office/study, a formal hall, a utility, and a guest cloakroom. The four double bedrooms are complemented by a four-piece main bathroom, a gallery landing plus a four-piece en-suite to the master. The garden has a wide and deep patio for entertaining and a flat lawn for recreation. There is gas central heating and double glazing. Penn Wood Nature Reserve is within walking distance as are the facilities of the Tesco superstore.



## IMMEDIATE LOCATION

The home is well placed for local facilities and commuting. A short walk away is the large Tesco Superstore and there is a further store planned to offer an extra shopping experience. The 55 bus operates on average every 20 minutes during the day and has a good evening service. This bus connects Chippenham to Swindon rail stations. It takes in Calne, Royal Wootton Bassett, Lyneham and the villages in-between.

The home is also close to idyllic countryside and dog friendly walks including Penn Wood Nature Reserve.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, 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.

## FORMAL HALL

**13'7 x 8'1 (4.14m x 2.46m)**

A wide entrance hallway with doors that open to the office/study, living room, guest cloakroom, and to the dining kitchen. A window views out over the front and a balustrade staircase rises up the first floor. There is room for hall furniture. Walk-in store cupboard.

## GUEST CLOAKROOM

**5'2 x 3' (1.57m x 0.91m)**

The suite offers a water closet and a wash basin with tile finishes over. Extractor fan.

## OFFICE/STUDY ROOM

**9'10 x 9'10 (3.00m x 3.00m)**

Windows offer a view out over the front and to the side. A generous office/study area ideal for 'work from home'. There is space for a number of desks and extra supporting furniture.

## LIVING ROOM

**16'5 x 12'6 (5.00m x 3.81m)**

Two windows view out over the front garden and a door leads into the family room. There is room for numerous large sofas and further items of living room furniture.

## FAMILY ROOM

**10'6 x 10'2 (3.20m x 3.10m)**

Glazed French doors open out onto the rear patio and garden. This expands the living space in fine weather. Two windows view out onto the garden also. A door opens to the dining kitchen. This room offers flexibility- ideal as a family room but also could work as a separate dining room if required

## DINING KITCHEN

**20' x 14'3 narrowing to 11'2 (6.10m x 4.34m narrowing to 3.40m)**

The room is organised to offer a natural space for a large dining table, chairs and sofa. Like the family room there are French doors that open out onto the garden and expand living space in fine weather. Three windows view out onto the rear garden also. To one side of the room is a selection of fitted wall and floor cabinets with extensive work surfaces. Inset six ring gas hob with cooker splash-back and stainless steel cooker hood over. Eye level electric double oven. Integrated dishwasher. Integrated fridge and freezer. Inset one and a half sink and drainer. There is also room for an extra table in the kitchen area or an island unit. Door to the utility.

## UTILITY ROOM

**6'7 x 5'3 (2.01m x 1.60m)**

A glazed door opens to the side drive. There are wall and floor cabinets with work surface and an inset sink with drainer. Gas central heating boiler, integrated washing machine and space for a dryer.

## FIRST FLOOR LANDING

A gallery landing with balustrade. There are doors to the bedrooms and to the main bathroom. A window offers a view out to the front and there is room for display furniture. Double size airing cupboard.

## MASTER BEDROOM

**13'9 x 12'4 narrowing to 11'6 (4.19m x 3.76m narrowing to 3.51m)**

Two windows offer a view out over the rear garden. To one side are recessed wardrobes (eight door). There is room for a super king-size bed, and further items of bedroom furniture- including a sofa if required. Door to the en-suite.

## MASTER FOUR PIECE EN-SUITE

**8'2 x 6'11 (2.49m x 2.11m)**

Recessed double shower cubicle, panel enclosed bath with mixer taps, pedestal wash basin and a water closet. Towel rail radiator. Extractor fan and shaver point. Tile finishes and a window with privacy glass.

## BEDROOM TWO

**12'6 x 11'2 (3.81m x 3.40m)**

Two windows view out over the front. This room can also accommodate a super king-size bed and further items of bedroom furniture

## BEDROOM THREE

**12'2 x 11'6 (3.71m x 3.51m)**

Two windows view out over the rear garden. There is room for a large double bed and further items of bedroom furniture. A recess is ideal to fit a large wardrobe if required.

## BEDROOM FOUR

**12'2 x 10'6 (3.71m x 3.20m)**

This bedroom has two windows that view out over the front garden. There is room for a large double bed and further furniture. A deep recess allows for wardrobe if required.

## FOUR PIECE BATHROOM

**8'9 x 6'7 (2.67m x 2.01m)**

Recessed double shower cubicle, panel enclosed bath with mixer taps, pedestal wash basin and a water closet. Towel rail radiator. Extractor fan. Window with privacy glass.

## SIDE DRIVE PARKING

To the side of the home is a drive that offers parking for between five to six vehicles. There is a side gate to the rear garden and access to the double garage.

## DOUBLE GARAGE

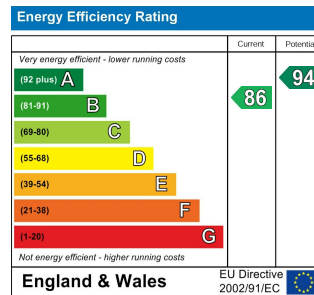
Vehicle access is through two up and over doors. Power and light.

## REAR ENCLOSED GARDEN

Enclosed and with a great southerly aspect the garden is enclosed on all sides. Adjacent to the home is a deep patio area that stretches across the rear of the home. The size means it is perfect for outside furniture. The remainder of the garden in the main is a flat lawn for lounging and recreation.







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

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