



**Merlin Road, Calne**  
**Asking Price £599,950**



**MOTIVATED OWNERS- HAVE FOUND A HOME!** One of the largest detached homes in this popular residential location which offers multiple ways of quality modern living in around 2,300 sq ft (213 sq m). The ground floor gives you a breath taking living space with bi-fold doors onto a landscaped garden as well as a granite and oak finished dining kitchen, a family room, generous study/office, formal hall, utility with large storage capacity and a guest cloakroom.

The first floor has another outstanding dual aspect living space and a dual aspect gallery landing. The master bedroom is perfectly placed on the first floor and is complemented by a large four piece bathroom. The top floor has four double bedrooms, an extra en-suite, study landing and a family bathroom. Boarded attic also. The exterior boasts a double garage that is currently organised as a showroom/office. As if the benefits are not enough, the icing on this home is that it has owned Solar Panels as well!



## ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound to Reading/London. Routes south take you to Devizes, Salisbury and the coast.

## LOCATION

The home is placed to the north of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. Within walking distance is a large Tesco, a further Tesco Express, Leisure centre, two medical surgeries, chemist and a primary school.

## ENTRANCE HALL

**11'7 x 6'4 (3.53m x 1.93m)**

Doors give access to the office/study/ family room, guest cloakroom and to the dining kitchen. Stairs rise to the first floor.

## GUEST CLOAKROOM

**5'9 x 3'1 (1.75m x 0.94m)**

The suite offers a water closet with concealed cistern and display shelf. Vanity cabinet with wash basin above and mixer tap. Tile finishes and towel rail radiator.

## STUDY OFFICE

**13'2 x 10'1 maximum (4.01m x 3.07m maximum)**

A window views out over the front. This room can happily accommodate a number of desks, book cases and other items of furniture to support.

## FAMILY ROOM

**11'7 x 10'2 (3.53m x 3.10m)**

A window looks out over the front and there is room for a number of sofas and further items of living room furniture.

## DINING KITCHEN

**15'1 x 11'9 (4.60m x 3.58m)**

The room is arranged to offer an island unit with an oak work top which is perfect for barstools. The worktop extends in an L-shape for entertaining and for home working. The focal point of the room is a 'Stoves' seven gas ring range which has three ovens and a slow cooker. The range is set into a dresser style situation with cabinets, pan drawers and overhead storage units with feature lighting. Extractor fan. The remainder of the kitchen has granite finished surfaces with integrated dishwasher and a sunken one half sink with mixer tap and drinking fountain. Water softener and waste disposal. Integrated freezer. Two windows view out over the rear garden. Access to the utility and a wide arched opening to the living space.

## UTILITY

**11'9 x 4'9 including cabinets (3.58m x 1.45m including cabinets)**

A glazed door gives access to the side. Granite worktop over space for a washing machine. Integrated full height fridge. Towel rail radiator. Extensive range of larder cupboards.

## TRIPLE ASPECT LIVING SPACE

**26' x 11'7 (7.92m x 3.53m)**

Living space has natural lounging and dining areas and is breathtaking in size. A triple aspect is given by one window to the side, two windows looking onto the garden and the advantage of bi-fold doors that open to the garden. This expands living space in fine weather. The room offers space for a number of large sofas, a large dresser, ten seater table plus further furnishing.

## FIRST FLOOR LANDING

**22'3 x 6'5 including staircases (6.78m x 1.96m including staircases)**

The landing offers two areas for study and display. Stairs rise to the top floor and two doors give access to the master bedroom and to the upper living room. A dual aspect is offered by windows to the front and to the rear.

## UPPER LIVING ROOM

**22'3 x 11'8 (6.78m x 3.56m)**

Another reception space that is wonderful in size with a triple aspect. There are windows to the rear, side and to the front. This room can happily accommodate furniture of a large size. There is the possibility of splitting this room into two separate rooms by creating a further door from the landing. Therefore gaining an extra bedroom or two.

## MASTER BEDROOM

**15'6 x 13'2 including wardrobes (4.72m x 4.01m including wardrobes)**

The master has the advantage of being placed on the first floor. There is a quadruple built in wardrobe, space for a super king bed, sofa and further furnishing. A window looks to the front and there is access to the en-suite.

## FOUR PIECE EN-SUITE

**13'2 x 6'7 (4.01m x 2.01m)**

There is a timber panel enclosed bath with mixer taps. Water closet and a pedestal wash basin. There is a large, walk-in triple shower which has both handheld and rain head above. There is a vanity mirror with lights. Window with privacy glass. Contemporary radiator. This room offers space for display and bathroom furniture.

## TOP FLOOR LANDING

**9'11 x 6'10 (3.02m x 2.08m)**

A spacious landing with space for display or study furniture. Doors lead to the top floor bedrooms and to the family bathroom. A window looks out to the rear garden. Large loft hatch with folding timber ladder. The loft is part boarded, has excellent ceiling height and has fitted shelving.

## BEDROOM TWO

**13'8 x 10'6 plus wardrobe (4.17m x 3.20m plus wardrobe)**

This room has a window looking out to the front. It can accommodate a super king-size bed and further items of furniture to support. This room has the advantage of a recess to triple wardrobe. Access to the en-suite.

## BEDROOM TWO EN-SUITE

**7'6 x 5' (2.29m x 1.52m)**

The suite offers a walk-in double shower with handheld and rain head shower above. There is a water closet and a pedestal wash basin. Window with privacy glass. Light and shaver point. Tile floor and tile finishes. Towel rail radiator.

## BEDROOM THREE

**11'8 x 11'6 (3.56m x 3.51m)**

This room can accommodate a super king-size bed and extra items of bedroom furniture. A window looks out to the front.

## BEDROOM FOUR

**10'6 x 8'4 (3.20m x 2.54m)**

The fourth bedroom has a dual aspect with windows look out over the rear garden and out to the side. There is room for a double bed and further items of furniture

## BEDROOM FIVE

**10' x 9'3 maximum (3.05m x 2.82m maximum)**

The final bedroom can also accommodate a double bed if required. A window views out to the front.

## BATHROOM

**8'3 x 6'3 (2.51m x 1.91m)**

The suite offers a shaped panel enclosed bath with both handheld and rain head showers. Towel rail radiator, water closet and a pedestal wash basin. Shaver point. Window with privacy glass.

## BOARDED ATTIC

The loft is part boarded, has excellent ceiling height and has a fitted shelving.

## DRIVE PARKING

A tarmac drive offers parking. A gate leads to the rear garden. Part of the drive is taken as garden so more spaces could be created.

## LANDSCAPED GARDEN

The garden is organised to offer a number of areas to relax and entertain. There are a number of deck areas and a shaped lawn. There is the feature of a waterfall and a raised deck that curves around a plunge pool.

## DOUBLE GARAGE /OFFICE/SHOWROOM

**17'6 x 16'2 (5.33m x 4.93m)**

Presently used as an office but could be turned back into a garage if required. There are two sets of double French doors and a further side access door. Power and light plus the eaves offers further storage opportunities. An excellent work from home, games or hobby space.






ARE...  
FO...  
FAM...  
T...  
GATH...

VINS  
OYSTERS & SHELLFISH  
GRANDE CHAMPAGNE  
HORS D'OEUVRES  
SPIRITIS  
DE MARQUES  
CAFE



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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