



Woodsage Way, Calne
£450,000



Enjoying a southerly garden and views over parkland is this detached home with four double bedrooms. The home has a living room with lovely bay window, separate dining room and a granite finished fitted kitchen. The ground floor also has a utility room, formal hall and a guest cloakroom. The first floor offers four double bedrooms that are complemented by a family bathroom plus en-suite to the master. There is gas central heating and double glazing. To the front of the home is a two car drive that leads to the integral garage. The rear garden is landscaped to offer mature planting, a lawn, generous patio and a large deck. Areas to outside dine, relax and entertain. Well positioned to access country walks and within easy walking distance of town facilities.



LOCATION

Ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen. The home is located opposite Chilvester Park and on the doorstep of country walks.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to 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. To the south is Devizes and routes to Salisbury.

FORMAL HALL

Doors give access to the guest cloakroom, living room, breakfast kitchen and double doors to the dining room. Under stairs store cupboard. Balustrade staircase rises to the first floor.

GUEST CLOAKROOM

Pedestal wash basin and a water closet. Tile finish. Window with privacy glass.

LIVING ROOM

14'6 x 14'3 (4.42m x 4.34m)

A pretty bay window offers a view out over the rear landscaped garden. French doors open out onto the rear patio- expanding living space in fine weather. The room can happily accommodate a number of sofas and further items of living room furniture. Focal point of the room is a carved wood fire surround with marble hearth and coal effect gas fire.

DINING ROOM

14' x 9'6 (4.27m x 2.90m)

Accessed from the hall through double doors the dining room can happily accommodate a large dining table and chairs. there is also room further furnishing – dresser for example. A window views out over the front garden and to Chilvester Park beyond.

FITTED KITCHEN

11'1 x 10'6 (3.38m x 3.20m)

Here we have a selection of wall and floor cabinets with granite work surfaces. The floor and wall cabinets offer a number that are shaped and there is foot lighting also. Integrated dishwasher and a fridge freezer. Pull-out larder cupboard and spice cupboard. The centrepiece of the kitchen is a Stoves range cooker with electric ovens and seven ring gas hob. Above the range is a contemporary extractor hood and a granite cooker splashback. A window views out over the rear landscaped garden and an arch leads to the utility room. Inset period style sink with mixer taps above.

UTILITY ROOM

A glazed door opens to the side pathway. There is a worktop with space underneath for a washing machine and a dryer. Wall cabinet. Gas central heating boiler.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom. Airing cupboard housing hot water cylinder. Access to the loft.

MASTER BEDROOM

14'1 x 13'3 (4.29m x 4.04m)

Impressive in size the bedroom can happily accommodate a super king-size bed and further furniture to complement. Two windows offer views out over Chilvester Park. Built-in four-door wardrobe and the bonus of a built-in double wardrobe also.

MASTER EN-SUITE

7'3 x 5' (2.21m x 1.52m)

The suite offers a pedestal wash basin, water closet and a recessed shower cubicle. Tile finishes, window with privacy glass, extractor fan and a light with shaver point.

BEDROOM TWO

16'9 x 9' including wardrobe (5.11m x 2.74m including wardrobe)

Another large bedroom that offers room for super king-size bed and further items of bedroom furniture. There is a recessed deep wardrobe plus a built-in triple wardrobe. A window offers a view out over Chilvester Park.

BEDROOM THREE

10'8 x 9'3 (3.25m x 2.82m)

This again is a double bedroom and it has the benefit of a window offering a view out over the garden plus rooftops beyond. There is space for a double bed and extra furniture.

BEDROOM FOUR

10'2 x 9'3 (3.10m x 2.82m)

The final bedroom is also a double and again offers room for a double bed and extra items of furniture to complement. This room has a window looks out over the rear garden and to rooftops beyond.

MAIN BATHROOM

7'9 x 6'6 (2.36m x 1.83m*1.83m)

The suite offers a water closet and a pedestal wash basin. There is a panel enclosed bath with both handheld and raindrop shower over. Tile finishes. Light and shaver point plus an extractor fan. Room for display furniture and there is a window with privacy glass.

FRONT DRIVE & GARDEN

A resin driveway gives access the front door and the garage. There is the ability to park two vehicles comfortably. To each side of the drive are two garden areas with mature planting and hedging. Side access gate.

INTEGRAL GARAGE

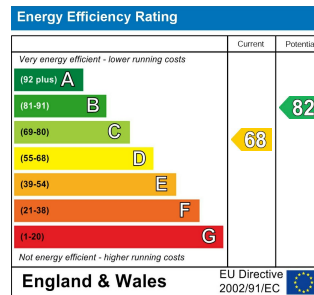
A single integral garage with up and over door access. Power and light.

REAR LANDSCAPED SOUTHERLY GARDEN

The garden has a large patio area placed off the living room- making it ideal for outside dining and entertaining. To one side is a further large deck area offering an extra place for lounging, dining and entertaining. There is a flat lawn and shaped flowerbeds- well-stocked with mature planting. The garden has a pleasing southerly aspect.







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

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