



Honeysuckle Close, Calne
Asking Price £450,000



Offers Invited! A must-see home placed on the Lansdowne Park Estate is this four bedroom detached home with a double garage. The property is extended to further increase the ground floor living space with an orangery that has a vaulted roof and doors opening onto the landscaped garden. The garden is designed for entertaining with a large seating area that has a pergola. Internally the ground floor offers a generous living room, study, formal dining/family room, kitchen breakfast, and a utility room to complement. The first floor features four spacious bedrooms and a family bathroom. The master is an excellent size with an en-suite. Fitted with gas central heating and double glazing.



ENTRANCE HALL

To the front of the home is a storm porch with the front door leading into a generous entrance hall. From the hall there are double glass panelled doors opening into the living room and the dining room. There is also access to the study, cloakroom, kitchen and the first floor via an open balustrade staircase. Fitted with solid wood flooring.

CLOAKROOM

6'0" x 2'7" (1.83 x 0.79)

A matching suite consists of a water closet and wash basin in a matching style. Finished with vinyl flooring and an extractor fan.

LIVING ROOM

17'4" x 10'10" (5.28 x 3.30)

A very generous living room which has been further extended by the addition of an orangery. There is a central stone fireplace which is the main focal point with plenty of space for multiple sofas and wall space for cabinets and other furniture. Finished with solid wood flooring and a window to the front.

ORANGERY

12'2" x 11'6" (3.71 x 3.51)

A stunning addition to the home which provides another seating area that enjoys views over the rear garden via bi-folding doors. There is a central vaulted glass roof, solid wood flooring, and access to the kitchen. This configuration allows the area to be utilised as a dining space freeing up the dining room for uses such as a family/playroom.

STUDY

8'1" 7'7" (2.46 2.31)

Placed off the entrance hall and to the front of the home. The space allows for plenty of office furniture and is fitted with carpet and a window to the front.

DINING ROOM

10'3" x 9'7" (3.12 x 2.92)

A formal dining room has double glass panelled doors from the entrance hall. Placed adjacent to the kitchen and currently utilised as a family / playroom. The space allows for a moderate dining table, chairs, and additional space for other furniture. Fitted with carpet and a window to the side.

KITCHEN BREAKFAST

13'2" x 10'1" (4.01 x 3.07)

A high-quality bespoke fitted kitchen consisting of matching wall and floor cabinets that have granite work surfaces. There is a butler-style sink, integrated electric oven, gas hob, and extractor hood. Space allows for a dishwasher and a tall fridge freezer. Further space allows for a further table and chairs. Finished with tiled flooring and windows to the side and rear.

UTILITY ROOM

6'5" x 5'6" (1.96 x 1.68)

Adjacent to the kitchen and fitted with further cabinets that have space for a washing machine and a tumble dryer. There is a door leading into the garden, a sink and tiled flooring.

FIRST FLOOR LANDING

From the entrance hall, an open balustrade staircase leads to the first floor landing. Providing access to all the first-floor accommodation. There is also access to the loft space and the airing cupboard. Fitted with carpet and a window to the side.

MASTER BEDROOM

17'4" x 11'1" (5.28 x 3.38)

A very spacious master bedroom that can accommodate a super king-size bed, bedside tables, and additional space for wardrobes and other bedroom furniture. There is a door leading to the en-suite and the room enjoys natural light from windows to both the front and rear. Finished with laminate flooring.

EN-SUITE

8'3" x 4'9" (2.51 x 1.45)

Consisting of a double shower cubicle, water closet and pedestal wash basin. Finished with wall tiling, laminate flooring, a heated towel rail, and window to the front with privacy glass.

BEDROOM TWO

13'5" x 9'4" (4.09 x 2.84)

A further spacious 2nd bedroom can also accommodate a king-size bed, bedside tables, and plenty of additional furniture. Fitted with laminate flooring and windows to the rear and side.

BEDROOM THREE

10'6" x 9'7" (3.20 x 2.92)

Another double bedroom is placed at the front of the home. There is more than ample space for a double bed, bedside tables and other furniture. Fitted with laminate flooring.

BEDROOM FOUR

10'6" x 7'7" (3.20 x 2.31)

The smallest of the four which could still hold a double bed if needed. Fitted with laminate flooring and a window looking out to the side.

FAMILY BATHROOM

8'9" x 6'5" (2.67 x 1.96)

A fitted bathroom consisting of a panel-enclosed bath, water closet and pedestal wash basin. Finished with wall tiling, tiled flooring and a window to the side with privacy glass.

GARDEN

A beautifully landscaped garden that has been designed for relaxation and entertaining guests with a multi-level deck that has a pergola. There is a shaped lawn for play and a hidden section of garden to the side of the orangery which is an ideal space for further storage or as utilised as an area for cultivation. There is gated access to the driveway and side access door leading into the garage.

DOUBLE GARAGE

A double garage has two up-and-over doors to the front and a rear access door from the garden. Fitted with power, lighting and additional space in the rafters for further storage.

GATED DRIVEWAY

To the front of the double garage is a gated driveway that can accommodate two vehicles off-road. There is also plenty of public parking near by on the road.



