



**Riverside, Calne**  
**£485,000**





This detached home of around 2,000 sq ft (185 sqm) that has four outstanding bedrooms. The master enjoys both dressing plus an en-suite and there are built in double wardrobes to the other three bedrooms. There is a quality fitted four piece main bathroom. Placed in Quemerford, close to countryside, the home has a double garage, wide drive and a generous landscaped rear garden. The ground floor offers a sizeable living room that connects to a large dining room there is a garden room. The home enjoys a fantastic family dining kitchen of around 19'6 x 17'6 (5.94m x 5.33m) plus there is a utility. You enter through a formal hall and there is a guest cloakroom. There is both double glazing and gas central heating.



## LOCATION

The home is placed in a cul de sac just off Stockley Lane. Close by is the Atwell Museum and country walks are on the doorstep. The home is well positioned for access to the local secondary and primary school. A mini supermarket has opened close by and Quemerford also has a Post Office/Shop.

## ACCESS & AREAS CLOSE BY

The home is placed in the Quemerford area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

## THE HOME

Outlined in a little more detail as follows;

### FORMAL HALL

**21'4 x 6'9 including staircase (6.50m x 2.06m including staircase)**

An impressive hall with room for display furniture. Under stairs store cupboard. Doors open to the guest cloakroom, the living room, dining kitchen and to the garage. Stairs rise the first floor. Glazed entrance door and windows giving a view over the front garden drive.

### GUEST CLOAKROOM

**5'10 x 3'10 (1.78m x 1.17m)**

Vanity cabinets offer storage and an inset wash basin plus a water closet with concealed cistern. Window with privacy glass, tile floor and tile finishes.

### LIVING ROOM

**16'6 x 13'3 (5.03m x 4.04m)**

A curved box bay window gives a view out over the front landscaped garden. Fire surround with electric fire and two feature brick arch displays to either side of the chimney breast. Wall lights. Double French doors open to the dining room. There is room for a number of sofas and further items of sizeable furniture

### DINING ROOM

**16'10 x 11'6 (5.13m x 3.51m)**

The room has a box bay window to the side. There is attractive feature arch centrally. The room can accommodate a very large dining table, chairs and further furniture to support. Door to the dining kitchen. French doors open to the garden room.

## GARDEN ROOM

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

Windows view out over the rear garden. A glazed patio door slides open and gives access to the rear garden and expands living space in fine weather. This room offers multiple uses and could be a study office or an extra family room.

## FAMILY DINING KITCHEN

**19'6 x 17'6 maximum (5.94m x 5.33m maximum)**

The room is arranged to offer natural culinary and dining areas. Space has been allowed for a large dining table and chairs. A dual aspect is given by two windows- one to the side and one over the rear garden. There is a selection of fitted wall and floor cabinets with work surfaces. A peninsular unit has a wider worktop allowing for barstools. Inset enamel sink and drainer. Integrated dishwasher. Integrated double oven. Inset four ring gas hob with contemporary stainless steel hood over. Room is been allowed for a fridge freezer. The area is L-shaped and the cabinets include a wine rack and under cabinet lighting.

## UTILITY ROOM

**7' x 5'3 plus cupboard (2.13m x 1.60m plus cupboard)**

Sliding doors reveal a deep storage space plus storage cupboard under. There is a drawer cabinet with worktop over. There is space for a washing machine and a dryer stacked above. Inset sink. A window views out over the rear garden and a glazed door opens out to the rear garden also.

## FIRST FLOOR LANDING

Doors give access to the bedrooms and to the four piece bathroom.

## MASTER BEDROOM

**12'9 x 11'6 (3.89m x 3.51m)**

A window offers a view out over the rear garden and rooftops beyond. There is room for a super king-size bed and extra items of bedroom furniture. There is a wide opening to the dressing area and a door to the master en-suite.

## MASTER DRESSING AREA

**7'1 x 6'4 including wardrobe (2.16m x 1.93m including wardrobe)**

A window views out over the rear garden. There is a selection of hanging rails and a wardrobe with sliding mirror door. Room for a dressing table and chair.

## MASTER EN-SUITE

**7'1 x 5'3 (2.16m x 1.60m)**

The suite offers a corner shower cubicle and an enamel basin

set into a vanity cabinet. Water closet. Chrome towel rail radiator plus a window with privacy glass. The shower has both handheld and raindrop showers. Full height tiling to all walls. Mirror cabinet with display shelf and lighting.

## BEDROOM TWO

**13'9 x 10'3 plus wardrobe (4.19m x 3.12m plus wardrobe)**

Two windows view out over the front. There is room for a super king-size bed and extra furniture. Recessed double wardrobe.

## BEDROOM THREE

**14'6 x 10'7 plus wardrobe (4.42m x 3.23m plus wardrobe)**

A window looks out over the rear garden and rooftops beyond. There is room for super king-size bed and further items of furniture. Recessed double wardrobe.

## BEDROOM FOUR

**14' x 9'9 plus wardrobe (4.27m x 2.97m plus wardrobe)**

Two windows view out over the front. Recessed double wardrobe plus a built-in double wardrobe with sliding doors (one being mirrored).

## DOUBLE GARAGE

**19'3" x 18'6" including central partiotion (5.87m x 5.64m including central partiotion)**

Two electronically operated roller doors give access for vehicles. Glazed French doors open out to the rear patio and garden. Gas central heating boiler. The garage is split into two sections with a wide opening connecting the two.

## FOUR PIECE BATHROOM

**10'6 x 6'1 (3.20m x 1.85m)**

the suite offers a double walk-in shower with both handheld and raindrop showers. Wide vanity basin set into a cabinet. Water closet and a panel enclosed bath with mixer taps and shower attachment. Contemporary chrome towel rail radiator and a window with privacy glass. Full height tiling to all walls.

## FRONT GARDEN & DRIVE

A wide brick drive offers parking for three vehicles to park side by side. The garden area has bespoke built raised flower beds enclosing a patio area for seating if required. Access to the rear garden and to the front access door.

## ENCLOSED REAR GARDEN

The garden is organised to offer a large patio area adjacent to the house. From here you walk through a pergola to a central lawn area and a further pergola gives access to the rear patio garden. There is a potting shed and a greenhouse. Raised flowerbeds.

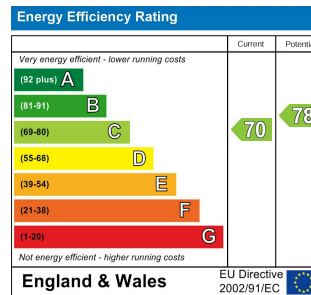












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