



The Rise, Calne
£440,000



No Onward Chain! This extended four-bedroom family home with annex potential. The home has some magnificent features including a vaulted garden room and a large landscaped rear garden. To the front of the home there is ample parking and a large integral garage with utility. Internally, on the ground floor the home offers an entrance porch, entrance hall, living room with open fire, open plan dining kitchen, guest cloakroom, generous study/family room and the garden room. To the first floor there are four bedrooms, with three being large doubles. There is a family bathroom and an en-suite bathroom to the master bedroom. The rear garden has a large deck with pergola offering a perfect area for outside dining, relaxing and entertaining. There is gas central heating and double glazing.



LOCATION

The property is positioned in the Quemerford area of Calne. Close by are idyllic country walks and the area is well serviced for both primary and secondary schools. The local leisure centre is within walking distance. Between the home and Calne centre is an area steeped in History and classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

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 Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 eastbound. To the south is Devizes and routes to the coast and Salisbury.

ENTRANCE PORCH

6'6 x 5' (1.98m x 1.52m)

Windows with privacy glass. Front access door with privacy glass. There is space for hall furniture.

ENTRANCE HALL

12'6 x 6'6 including staircase (3.81m x 1.98m including staircase)

Room for display furniture. Stairs rise to the first floor. Doors to the living room and to the dining kitchen. Under stairs storage.

LIVING ROOM

14'10 x 11'3 (4.52m x 3.43m)

A window views out over the front. The focal point of the room is an open fireplace. There is space for sofas and extra furniture.

DINING KITCHEN

17'9 x 10' (5.41m x 3.05m)

This room is arranged to offer natural culinary and dining areas as follows.

DINING AREA

This area allows for large dining table and chairs. Sliding patio doors open to the garden room.

FITTED KITCHEN AREA

Here there are a range of fitted wall and floor cabinets with woodblock work surfaces. A peninsular unit has a widened worktop that is perfect for barstools. The cabinets include spice drawers and corner mechanical storage. Integrated is a fridge freezer and a dishwasher. Inset induction hob with stainless steel extractor hood over. Inset double oven and inset microwave oven. Tile finishes. A window views down the garden. Inset enamel sink and drainer with mixer taps. Door to the inner hall.

INNER HALL

Doors open to the study/family room and to the garage.

STUDY/FAMILY ROOM

17'2 x 9'9 (5.23m x 2.97m)

A dual aspect room with French doors that open out onto the rear garden- again expanding the living space in fine weather. Window to the side. There is room for an office desk, chairs plus extra furnishing. Alternatively, there is room for a number of sofas or bedroom furniture also. Access to the guest cloakroom.

GUEST CLOAKROOM

5'7 x 2'6 (1.70m x 0.76m)

Bespoke built vanity cabinet with inset basin. Water closet. Window with privacy glass.

INTEGRAL GARAGE

18'7 x 11' (5.66m x 3.35m)

Vehicle access through a roller door. The rear end of the garage has a utility area which has plumbing for a washing machine and offers space for a stacked dryer if required. There is room for a tall standing fridge/freezer if required. Power and light.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom.

MASTER BEDROOM

14'1 x 9'1 (4.29m x 2.77m)

A window looks out over the front. The room can accommodate large items of furniture- a super king size bed and furniture to support. Door to the en-suite.

MASTER EN-SUITE

9'1 x 5'6 (2.77m x 1.68m)

The suite offers a panel enclosed bath with shower over, water closet and a corner vanity cabinet with inset basin. Chrome towel rail radiator and a window with privacy glass. Tile finishes. Shaver point.

BEDROOM TWO

13' x 11' (3.96m x 3.35m)

A window looks out to the front. There is space for a super-king sized bed and extra furnishing.

BEDROOM THREE

11'8 x 11'4 (3.56m x 3.45m)

A window offers a view out over the rear garden. The third room is also a super king-size bed and extra furnishings.

BEDROOM FOUR

9'6 x 6'6 (2.90m x 1.98m)

A generous single bedroom that would also make an excellent study, hobby or craft room. A window looks out to the front.

FAMILY BATHROOM

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

The suite offers a panel enclosed bath with shower over. Water closet and a pedestal wash basin. Window with privacy glass. Shaver point.

FRONT DRIVE PARKING

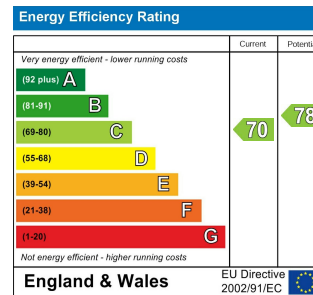
A gravel drive allows for three vehicles to park comfortably.

REAR LANDSCAPED GARDEN

Impressive in size, the garden offers areas of different character and uses. Adjacent to the home is a large patio area for relaxing. A path leads from the patio through a flat lawn to the pergola area. A large deck is covered by a sizeable pergola, perfect for lounging and entertaining. There is a selection of cultivation beds and storage sheds.







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

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