



**Wenhill Heights, Calne**  
**Asking Price £330,000**





This four-bedroom home has been extended and upgraded in recent times. It enjoys multiple parking on a wide front drive and a large enclosed garden that has a large patio for entertaining. The ground floor offers a sizeable entrance porch and dining room, living room, utility/study, guest cloakroom, and feature a granite-finished dining kitchen. The ground floor also has a bedroom with an en-suite (great for a relative, grandparent, or teenage living). The first floor offers three bedrooms complemented by a family bathroom. Double Glazing throughout. Gas central heating.





## LOCATION

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. Not far from the home is the Heritage Quarter of Calne. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. 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.

## ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. 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 and the M4 eastbound. South is the market town of Devizes.

## ENTRANCE HALL

### **12'3 x 3' plus recess (3.73m x 0.91m plus recess)**

A wide entrance hall with an opening to the dining room. The entrance hall has recess for display furniture, Hanging, and a further recess for storage shelves.

## DINING ROOM

### **10'5 x 8' (3.18m x 2.44m)**

This room has a door to the office utility, bedroom four, and to the living room. A window views out over the front garden. There is room for a dining table, chairs, and further items of furniture.

## LIVING ROOM

### **15' x 11'6 (4.57m x 3.51m)**

French doors open out onto the rear patio. This expands living space in fine weather. There is room for a number of sofas and further items of living room furniture.

## UTILITY STUDY

### **10'8 x 7'4 (3.25m x 2.24m)**

Built-in floor cabinets with work surface and inset stainless steel sink and drainer. Plumbing for a washing machine. The room offers space for a desk and chair plus further items of furniture. Tall larder cupboard. Space for a fridge freezer. Wide opening to the kitchen and a door to the downstairs cloakroom

## GUEST CLOAKROOM

### **6'2 x 2'6 (1.88m x 0.76m)**

The suite offers a water closet and a vanity cabinet with inset wash basin. Tile finishes.

## DINING KITCHEN

### **15'6 x 7'9 (4.72m x 2.36m)**

A window offers a view out over the rear garden and a glazed door opens onto the rear patio and garden also. The kitchen offers a selection of fitted wall and floor cabinets with granite work surfaces. There is a peninsular unit with an overhang that is ideal for barstools. Two contemporary drawer fridges. Integrated dishwasher. Two inset basins with mixer taps over. Siemens electric hob. Siemens electric oven. Siemens microwave oven. Under cabinet lighting. Electric heater.

## BEDROOM FOUR

### **13'9 x 7'10 (4.19m x 2.39m)**

This room offers a view out over the front garden. Built-in double wardrobe. Door to the en-suite. This room can accommodate a large double bed and further items of bedroom furniture to support. The room also makes an ideal extra living space on the ground floor. Electric heater.

## EN-SUITE

### **5'9 x 3'6 maximum (1.75m x 1.07m maximum)**

Vanity cabinet with inset basin, water closet, and a shower cubicle window with privacy glass.

## FIRST FLOOR LANDING

A window offers a view out over the rear garden and rooftops beyond. Access to the loft. Doors lead to the bedrooms and to the main bathroom.

## BEDROOM ONE

### **11'1 x 9 (3.38m x 2.74m)**

A window offers a view out over the front. There is a wide bank of wardrobes with sliding doors and the central doors have dresser mirrors. There is room for a large double bed and further items of bedroom furniture. Airing cupboard.

## BEDROOM TWO

### **11'7 x 8'6 (3.53m x 2.59m)**

A window offers a view out over the front garden. There is room for a large double bed and extra items of furniture. A recess has hanging for clothing and there is shelving.

## BEDROOM THREE

### **8'9 x 5'9 (2.67m x 1.75m)**

A window gives a view out over the rear garden and rooftops beyond. There is room for a single bed and further furniture to support.

## BATHROOM

### **7' x 6'3 (2.13m x 1.91m)**

The suite offers a tongue and groove panel enclosed bath with my are shower over. The vanity cabinet with cupboards has an inset wash basin and a concealed cistern to the water closet. Chrome towel rail radiator. Window with privacy glass. Tile finishes.

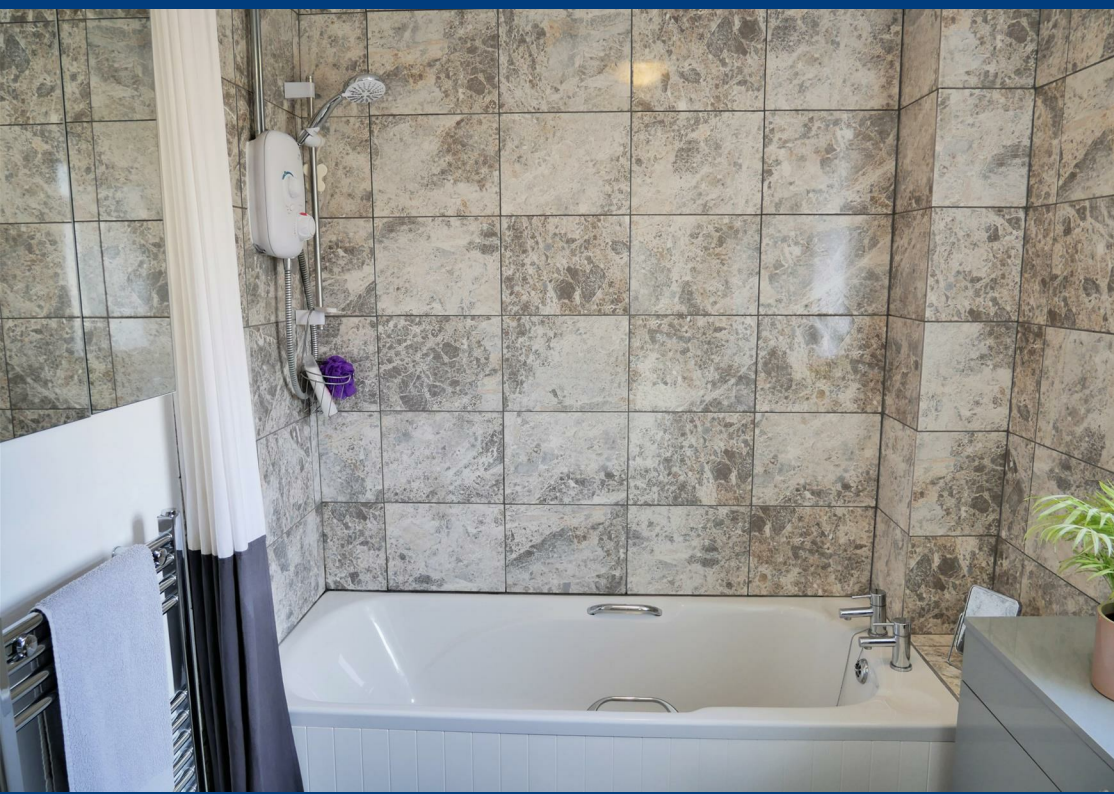
## FRONT GARDEN & PARKING

A wide front garden area is shingled and graveled and offers space for numerous vehicles. Ornamental tree.

## REAR ENCLOSED GARDEN

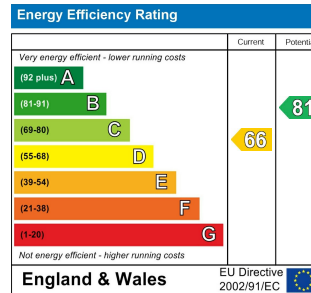
Adjacent to the home is a large patio area which is ideal for outside dining and entertaining. To one side is a built-in brick barbecue. From here you step onto a flat lawn and there is a storage shed to one side. At the far corner of the garden is a shingled area with an ornamental brick wall which offers a further area for an outside table and chairs.











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

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