



**Grouse Road, Calne**  
**£320,000**





This spacious three/four bedroom home is situated in a peaceful, tucked away location on the popular residential Lansdowne Park estate. The front door leads out to a safe, wide footpath away from the road, onto a large green that gives a pleasing outlook and sense of space. The home offers flexible accommodation over three floors, with a first floor living room which could also be used as a fourth bedroom. Downstairs there is a study/snug, a good sized kitchen dining room with patio doors leading to the southerly garden, and a guest cloakroom. The first floor has a spacious living room, a bedroom and a cloakroom. The second floor offers two further excellent sized bedrooms with an en suite to the principal bedroom. Outside there is a charming garden and to the rear of the property, there is a garage and parking. Gas central heating and double glazing throughout.



## LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools and a gentle walk from the town centre. A short trip onto the bypass opens routes towards Chippenham and the M4 westbound or towards Royal Wootton Bassett, Swindon and the M4 east bound. South of Calne for routes towards Devizes and Marlborough.

## ACCESS AND AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## ENTRANCE HALL

Entering the property through a portico front door, the entrance hall benefits from recently laid wood effect tiled flooring. There is a good sized storage cupboard beneath the staircase. The hall gives access to the study, the kitchen dining room, guest cloakroom and stairs rise to the first floor.

## SNUG/STUDY

**9'01 x 7'05 (2.77m x 2.26m)**

With a window that views out to the green, this room is used as a study but could be a lovely snug, hobby or games room. Wood-effect ceramic tiles

## GUEST CLOAKROOM

**5 x 3'06 (1.52m x 1.07m)**

The guest cloakroom comprises a white pedestal water closet and wash basin. High level storage cupboard and laminate flooring.

## KITCHEN/DINING ROOM

**17'01 x 15'05 max (5.21m x 4.70m max)**

A bright and spacious L shaped room with natural zones for cooking and dining and a perfect social space for the modern day family. Double patio doors open out to the garden extending the home in the warmer months.

The kitchen has ample wall and base cupboards and drawers with laminate worksurfaces and tiled splashbacks. Integrated fan oven and four ring gas hob with extractor fan over. There is space for a dishwasher, washing machine and a tall fridge freezer. A stainless steel one and a half sink and drainer is situated beneath a window that faces the garden. The recently

replaced boiler is situated in a kitchen cupboard.

The dining area has excellent space for a large dining table, chairs and other furniture.

The entire room has tiled flooring.

## FIRST FLOOR LANDING

Laid to carpet, the first floor landing gives access to the living room, bedroom and the cloakroom.

## LIVING ROOM

**16'04 x 8'08 (4.98m x 2.64m)**

This spacious room could be used as a bedroom if required, but is the current owners living room and has ample space for multiple sofas, armchairs and other furniture. There is a feature fireplace with wooden mantelpiece and surround with an electric fire. A window faces the rear of the home and the room is carpeted.

## BEDROOM

**14'09 x 8'09 (4.50m x 2.67m)**

A dual aspect bedroom of excellent size, currently used as a hobby/craft room. Two windows view to the front. Carpeted.

## FIRST FLOOR CLOAKROOM

**6'06 x 6'05 (1.98m x 1.96m)**

With a white pedestal water closet and wash basin. A good size room with space for storage furniture. The airing cupboard is located here which houses the hot water tank. Window facing out to the rear of the home. Carpeted.

## SECOND FLOOR LANDING

The second floor landing is carpeted and doors lead to the principal bedroom with en suite, bedroom two and the family bathroom. The loft is located here, which has a ladder, light and is partially boarded.

## FAMILY BATHROOM

**6'05 x 6'01 (1.96m x 1.85m)**

The bathroom comprises a white suite pedestal water closet, wash basin and a panel bath with shower over. Obscure glass window to the rear. Carpeted, with shaver socket, extractor fan and wall tiling.

## BEDROOM THREE

**11'11 x 8'09 (3.63m x 2.67m)**

A bedroom with space for a kingsize bed, bedside tables, wardrobe and other bedroom furniture. There is the benefit of a built-in storage cupboard. Window viewing the rear of the home. Carpeted flooring.

## PRINCIPAL BEDROOM

**12'02 x 8'09 (3.71m x 2.67m)**

With a window viewing out over the green at the front of the home, this room has space for a kingsize bed, bedside tables and other bedroom furniture. A built-in double wardrobe complements the room. Carpeted flooring.

## EN SUITE

**6'05 x 5'10 (1.96m x 1.78m)**

A white suite comprising a shower cubicle, pedestal water closet and hand basin with vanity light over. There is an obscure glass window facing the front of the property. Carpeted flooring.

## EXTERNAL

Outlined in more detail.

## FRONT GARDEN

The front of the property is complemented by a border of decorative stone chippings, allowing an area for pot plant display.

## REAR GARDEN

The rear garden has a southerly aspect and is laid to natural stone paving with established planted borders. A lovely extension to the home in the warmer weather, the garden is of easy maintenance, ideal for relaxation, dining and entertaining. There is access to the garage from the garden and a storage shed.

## GARAGE

The garage is of an excellent size with an up and over door and a personal door to the garden. It has eaves storage, rubber flooring, power and light.

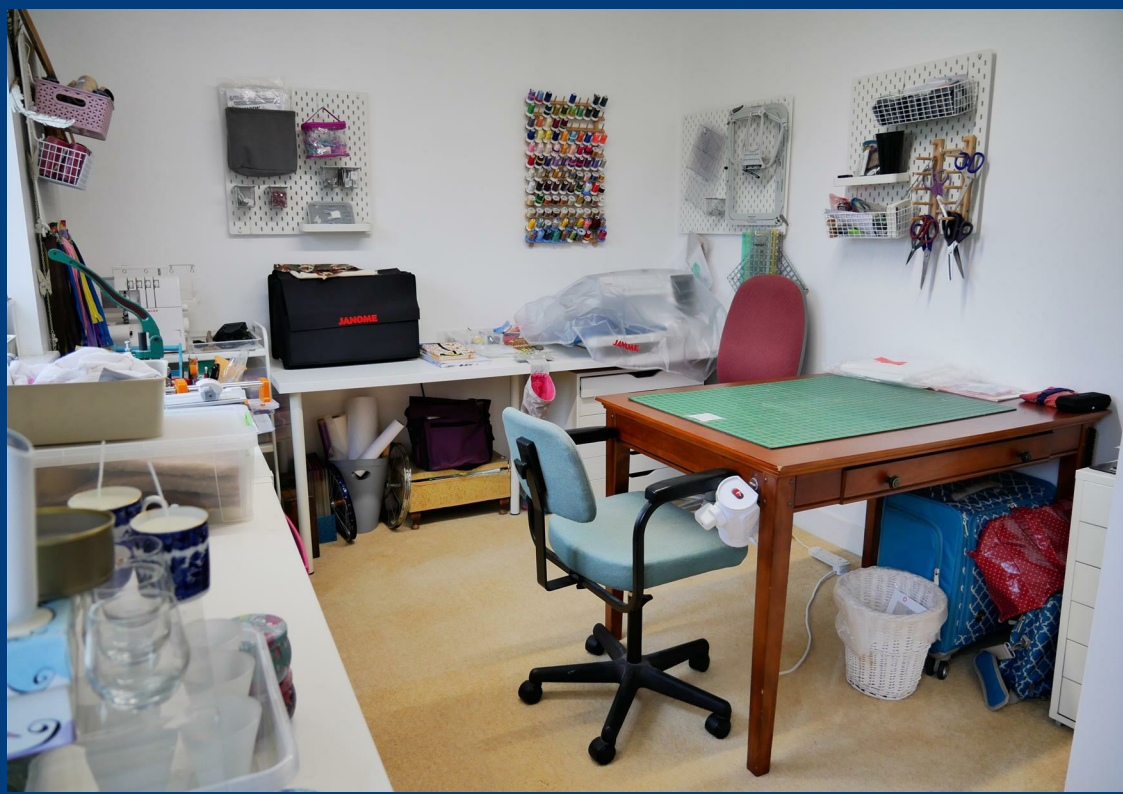
## PARKING

There is parking directly at the front of the garage for one car.

## COUNCIL TAX BAND

Council tax band D









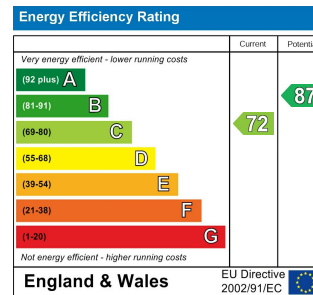
A tall, grey refrigerator with a freezer compartment at the bottom. It is decorated with several magnets, including a red one and a small sign that reads "I'M WATCHING YOU". A box with a black and white pattern is placed on top of the refrigerator.

A kitchen counter area featuring a white oven, a gas stove, a kettle, a toaster, and a slow cooker. The countertop is dark grey, and the cabinets are light wood. A patterned towel hangs from the oven handle.

A wooden dining table with several wooden chairs. The table is partially visible in the foreground, and the chairs are arranged around it.

A doorway leading to another room, possibly a hallway or another kitchen. The door is white with a gold handle. The room beyond the doorway is brightly lit.





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

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