Hawthorn Close, Calne

£595,000

Butfield Breach

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A double fronted detached home that offers breathtaking rooms in over 2,000 sq ft (185 sq m) of accommodation. The stand-out rooms include a generous master bedroom suite, an expansive living dining kitchen plus a large dual-aspect living room. The four double bedrooms are complemented by a four-piece family bathroom and two en-suites. There is a two-vehicle drive, a generous detached garage and a sizeable enclosed garden. The ground floor has a formal hall, guest cloakroom, home study/office, living room, dining family room, utility and living dining kitchen. There is gas central heating and double glazing. Built in recent years the development has a number of green spaces and is on the doorstep of idyllic country walks.

LOCATION
The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside.- offering idyllic country walks. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES
The property offers a gentle walk to medical centres and pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket that is a gentle walk from the home.. There are a number of primary schools within easy access and the town has a secondary school.

ACCESS & AREAS CLOSE BY
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.
On the doorstep is the No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

THE HOME
Outlined in a little more detail as follws;

FORMAL HALL
13'6 x 9'2 maximum (4.11m x 2.79m maximum)
Doors give access to the living room, study/office, living dining kitchen and the guest cloakroom. There is room for display furniture and a balustrade staircase rises to the first floor. Amtico flooring.

OFFICE/STUDY
10'6 x 8'3 (3.20m x 2.51m)
A window views out to the front. There is room for a number of desks plus extra furnishing. Being positioned at the front of the home and next to the guest cloakroom makes it a good place for home working. Clients can be kept away from the living accommodation.

GUEST CLOAKROOM
4'9 x 4' (1.45m x 1.22m)
The room has a tile floor and a window with privacy glass. Water closet and a wash basin.

DUAL ASPECT LIVING ROOM
16'10 x 15'1 (5.13m x 4.60m)
An impressive dual aspect room with a window to the front and a box bay window to the side. Two sets of double doors open to the dining/family room and to the formal hall opening up the living space if required. The room can happily accommodate a number of large sofas and further furniture to complement.

DINING FAMILY ROOM
13'1 x 12'6 (3.99m x 3.81m)
A great extension to the dual aspect living room and kitchen dining room. A dual purpose as an extra reception space or for formal dining. French doors open onto the rear patio and expands living space in fine weather. There is room for a number of sofas or large dining table, chairs and further furnishing.

LIVING DINING KITCHEN
24'4 x 15'3 maximum (7.42m x 4.65m maximum)
Another expansive room that offers natural areas for living/dining and a kitchen arranged with the 'Cook' in mind. Amtico flooring. Outlined as follows;

LIVING DINING AREA
This space allows for a large dining table, chairs, sofa and further furnishing. French doors open to the rear patio and garden- which again expands the living space in fine weather. There are two further windows overlooking the garden and giving a bay feel.
A peninsular unit offers a natural divide from the kitchen breakfast area. An extended worktop makes it perfect for bar stools.

KITCHEN BREAKFAST AREA
There is a selection of quality fitted wall and floor cabinets with work surfaces. A window looks out over the garden and there is access to the utility room. There is the feature of a range cooker incorporating a five ring gas hob plus two ovens. Stainless steel cooker guard and an extractor over. Integrated is a dish washer, microwave oven and a fridge freezer. Under cabinet lighting. Inset one and a half sink and drainer. Water softener. Deep store cupboard.

UTILITY ROOM
10'6 x 5'1 (3.20m x 1.55m)
Glazed door to the side drive. Floor cabinet with worktop and an inset sink and drainer. Space for a washing machine and a further machine. Gas central heating boiler.

GALLERY LANDING
A balustrade gives a gallery feeling. Doors open to the bedrooms and to the family bathroom. Airing cupboard and store cupboards.

MASTER BEDROOM
16'10 x 15'3 (5.13m x 4.65m)
A fantastic space with room for a super king size bed, sofa and further furniture to complement. There are two built-wardrobes with shelving and hanging. A window looks out to the front and a door opens to the master en-suite.

MASTER EN-SUITE
9'6 x 4'7 (2.90m x 1.40m)
There is a window with privacy glass, chrome towel rail radiator, extractor fan, tile floor and tile finishes. Double shower with screen doors, hand held shower and shower. Water closet and a wash basin. Shaver point

BEDROOM TWO
15'6 x 8'10 (4.72m x 2.69m)
Two windows offer a view out to the front of the home. This room can also accommodate a super king size bed, sofa and further furniture. Two built in wardrobes with hanging and shelving. Door to en-suite.

GUEST EN-SUITE
7'10 x 7'9 (2.39m x 2.36m)
A spacious en-suite with chrome towel rail radiator, extractor fan, tile floor and tile finishes. Double shower with screen doors, hand held shower and shower. Water closet and a wash basin. Shaver point.

BEDROOM THREE
12'6 x 12'1 (3.81m x 3.68m)
A window looks out over the rear garden. There is room for a large double bed, wardrobes and further furnishing.

BEDROOM FOUR
12'6 x 12'5 maximum (3.81m x 3.78m maximum)
A window looks out over the rear garden. There is room for a large double bed, wardrobes and further furnishing.

FOUR PIECE FAMILY BATHROOM
11'7 x 6'6 (3.53m x 1.98m)
The suite offers a panel enclosed bath, water closet, wash basin and a separate shower. The shower has a glazed door, hand held and shower. Tile floor and tile finishes. Window with privacy glass. Chrome towel rail radiator, extractor fan and a shaver point.

FRONT & SIDE GARDEN AREAS
The front garden has a small lawn and mature planting. The garden stretches down the side of the home with further ornamental planting. Path to the front door with canopy over.

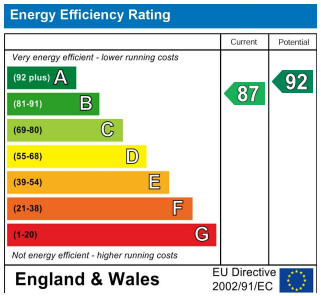
TWO VEHICLE DRIVE
The home enjoys a wide side drive that allows for two vehicles to be parked side by side. A path leads to a gated rear enclosed garden and a door to the utility room. The drive gives access to the detached garage.

DETACHED GARAGE
19'3 x 10' (5.87m x 3.05m)
Vehicles enter via an up and over door and there is a personal door to the garden. Power and light.

REAR ENCLOSED GARDEN
Generous in size the garden offers a large flat lawn for recreation and lounging. A patio area adjacent to the home allows for outside furniture to relax and entertain. There are a number of flower beds with ornamental planting. Being enclosed means it is pet and dog friendly. There is an area down the side of the garage that allows for hidden/discreet storage.

naps fix
everything.

VEG
MARY BERRY



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

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