



**Church Road, Calne**  
**Price Guide £725,000**





A detached four bedroom family home with a stunning garden, in a sought after village location, with countryside on the doorstep and a short walk to the amenities of the village. The home offers well proportioned rooms downstairs, including a dining kitchen, triple aspect living room, conservatory and snug. There is also a downstairs cloakroom. Upstairs are four bedrooms, all of which are doubles, an en suite to the principal bedroom and a modern four piece family bathroom. The gated driveway gives ample space for parking and there is a large garage. The substantial garden is a particular feature, beautifully landscaped with established planting and interest throughout. There is a second garage/workshop and greenhouse at the bottom of the garden. Oil central heating and fully double glazed.





## LOCATION

The home is placed close to the heart of Hilmarton village, which is supported by a village school, church and public house. Surrounding the village is some of the most wonderful countryside that Wiltshire has to offer. The nearby towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of oxygen.

## ACCESS AND AREAS CLOSE BY

To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route east through Compton Bassett to Cherhill White Horse, Silbury Hill, historic Avebury and then to Marlborough. The town of Calne is just to the south. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

## THE HOME

Built in the early 1970s, this spacious detached family home is set within generous grounds and has a stunning garden. Outlined in more detail as follows

## ENTRANCE PORCH

Through a part-glazed front door into the entrance porch, this area gives ample space for coat and shoe storage. Tiled floor. Obscure glass window and door to the entrance hall. Door to the boiler room.

## BOILER ROOM

**7'04 x 3'09 (2.24m x 1.14m)**

A useful storage room where the floor standing oil-fired boiler is located. Wall shelves, tiled flooring and a window to the side of the home.

## ENTRANCE HALL

**12'08 x 4'11 (3.86m x 1.50m)**

A spacious laminate-floored hallway that gives access to the snug, living room, cloakroom and understairs cupboard. Stairs rise to the first floor. The large understairs cupboard provides excellent storage space, with coat hooks and shelving, carpet and light.

## GUEST CLOAKROOM

**5'07 x 2'11 (1.70m x 0.89m)**

The cloakroom includes a pedestal water closet and hand basin set into the tiled wall. Window to the front. Tiled flooring and walls to half height.

## SNUG

**10'11 x 8'11 (3.33m x 2.72m)**

This versatile room can be used for a variety of functions. It would make an excellent home office or could be a hobby room, a playroom or teenager's den. There is a window viewing out over the lovely garden and the room is carpeted.

## LIVING ROOM

**18'10 x 14'10 max (5.74m x 4.52m max)**

An L shaped triple aspect room which allows in an abundance of light. There are fabulous views out to the side and rear of the home, overlooking the gardens from the elevated position of the house. There are doors leading to the dining kitchen and to the conservatory. Fitted with carpet.

## DINING KITCHEN

**17'08 x 13'09 (5.38m x 4.19m)**

This spacious room has been divided into two natural areas for cooking and for dining, making it an ideal room for those who like to entertain and for the modern-day family.

The dining area will happily accommodate a large dining table and chairs, alongside other furniture.

A peninsular with storage beneath creates the room divider between the dining and kitchen areas. The kitchen comprises limed oak wall and base cupboards with granite worksurfaces over. Integrated to the kitchen is a Neff oven and grill and Ariston halogen hob with extractor over. There is space for a dishwasher and fridge freezer. A stainless steel one and a half sink and drainer sits beneath a large window that faces the side of the home and garden. There is laminate flooring throughout the dining kitchen and a door leads to the conservatory.

## CONSERVATORY

**10'11 x 7'10 (3.33m x 2.39m)**

With windows to two sides and doors to the connecting kitchen and living room, the conservatory provides a lovely addition to the downstairs accommodation. The views across the garden make this an ideal spot to sit and relax or entertain. Tiled flooring.

## FIRST FLOOR LANDING

A wooden balustrade split level staircase leads to the first floor, with access on one side to bedrooms two, three and four and the family bathroom. The stairs rise to the other side of the home to the principal bedroom with en suite bathroom.

## PRINCIPAL BEDROOM

**17 x 13'02 (5.18m x 4.01m)**

The principal bedroom has an abundance of space and can easily accommodate a superking sized bed, wardrobing and further bedroom furniture. A window views out over the extensive garden. Fitted with carpet. Door to the en suite bathroom.

## EN SUITE BATHROOM

**13'02 x 7'11 (4.01m x 2.41m)**

With a privacy glass window to the front, the en suite comprises a panel bath, pedestal water closet, pedestal wash basin and a shower cubicle. This room has tiled walls and underfloor heating under a tiled floor.

## BEDROOM TWO

**13'03 x 9'05 (4.04m x 2.87m)**

With a window that views out to the garden at the side of the home, this bedroom has space for a kingsize bed, bedside tables, wardrobe and other furniture. Fitted with carpet.

## BEDROOM THREE

**10'06 x 10'01 (3.20m x 3.07m)**

A double bedroom with ample space for wardrobing and other furniture. Fitted with carpet and with a window enjoying views of the gardens.

## BEDROOM FOUR

**9'10 x 9'05 (3.00m x 2.87m)**

Another excellent sized double bedroom with a window giving a lovely view of the garden at the side of the property. Carpeted.

## FAMILY BATHROOM

**9'06 x 8'04 (2.90m x 2.54m)**

With the benefit of underfloor heating under a natural stone tiled floor, this four piece bathroom is an excellent size. It comprises a water closet with concealed cistern, a bidet and a wash basin on a granite worktop. A particular feature is a mosaic tiled raised platform where a corner bath sits, with a shower over and glass splash screen. A window with privacy glass faces the front of the home. Chrome towel radiator. The airing cupboard in this room houses the immersion water cylinder.

## EXTERNAL

Outlined in a little more detail

## DRIVE PARKING

Infront of the home is a gated driveway that allows parking for at least 3 cars.

## GARAGE

**17'05 x 13'05 (5.31m x 4.09m)**

Integral to the property, a larger-than-average garage, which has power, light and plumbing for a washing machine.

## REAR AND SIDE GARDENS

A real joy and feature of this property, the glorious garden can be accessed from the side of the house or from the conservatory. There is a paved patio area at the rear of the home, in an elevated position with views, perfect for relaxing or outside dining in the warmer weather. Steps lead down to a meandering path that takes in all elements of the lovely garden which is fully established with trees, shrubs, flowering plants and opens up to a lawned area. There are areas for cultivation and horticulture, as well as several seating spots, including under a pergola and a summerhouse. The bottom of the garden has a greenhouse and garage/workshop with double gates allowing vehicular access from the bridleway.

## COUNCIL TAX BAND

Council Tax Band E

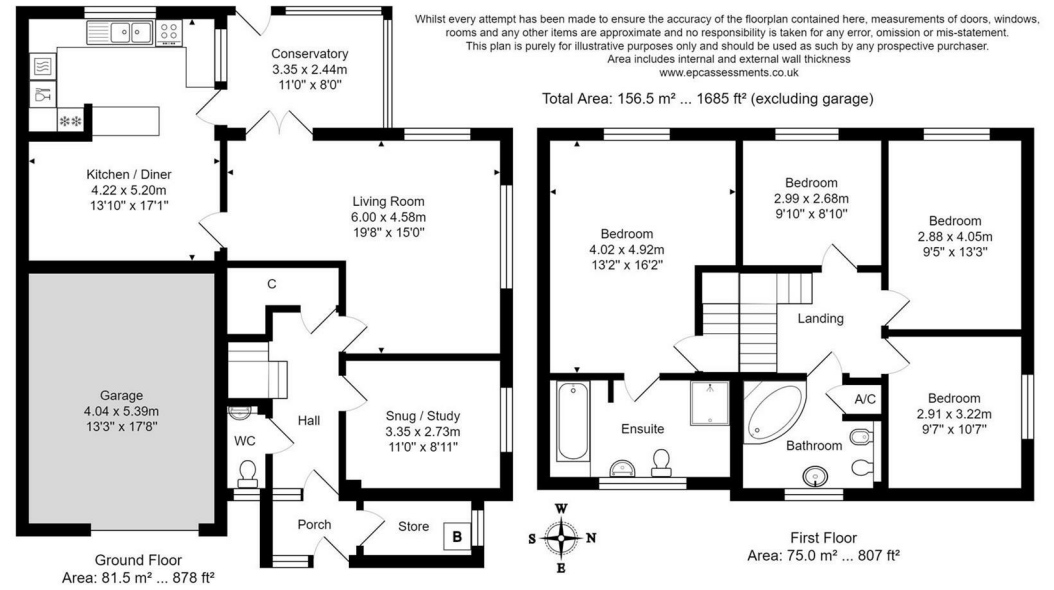
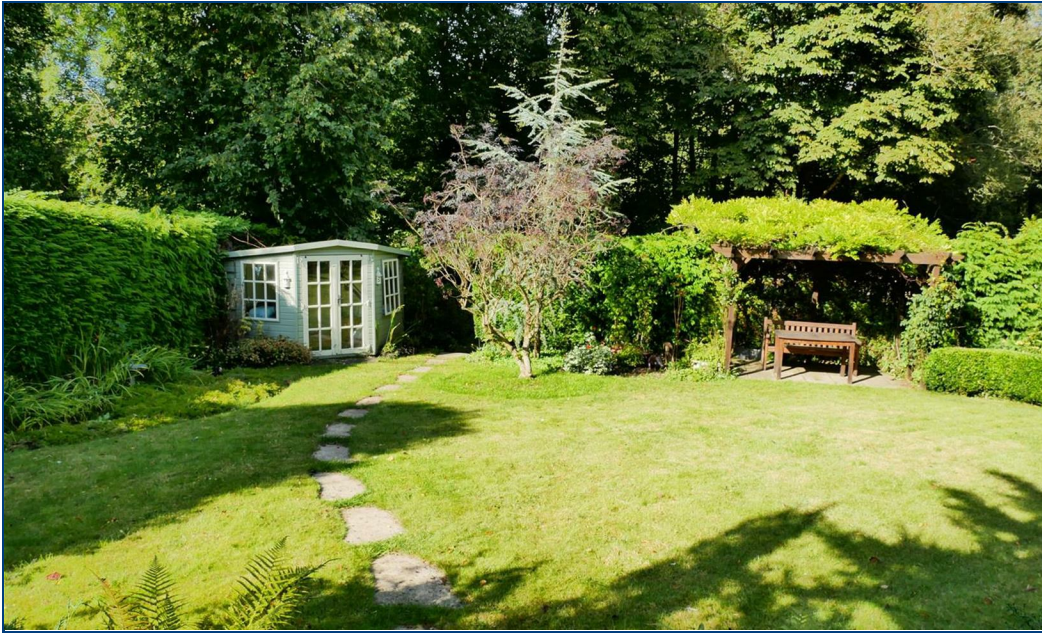












Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.