



Middle Lane, Calne
£534,000



Offered for sale with NO CHAIN. This extended four-bedroom detached home, located in the desirable village of Cherhill, offers generous living space and well-maintained gardens to both the front and rear.

The home offers excellent parking and benefits from an integral 17'9 x 7'9 garage. To the rear is a southerly exposed fully enclosed, extremely private garden.

Internally on the ground floor, there is an entrance porch, entrance hall, cloakroom, study, spacious living room with log burner, dining kitchen as well as a utility/boot room. On the first floor, there are four double bedrooms, with en-suite shower room to the master and a modern four-piece family bathroom. Oil central heating and double glazing.



ACCESS & AREAS CLOSE BY

The home is placed in the village of Cherhill. It is surrounded by some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

CHERHILL VILLAGE

The village of Cherhill is placed in what is known locally as a golden area of Villages. Close by are Calstone, Heddington, Stockley, Compton Bassett, Calstone Wellington, Hilmarton and Goatacre. The village is famous for The White Horse and the Lansdowne Monument both placed on a hilltop above the village. The village has a primary school, village hall, play area, and a village pub.

THE HOME

Outlined in more detail as follows:

ENTRANCE PORCH

Upon entering the home via a glazed door, you step into an entrance porch where a further UPVC door opens into the entrance hall. Space allows for storage of outdoor wear and a window looks out over the front of the home.

ENTRANCE HALL

Following on from the entrance porch you come to a welcoming entrance hall, where stairs rise up to the first floor accommodation and doors lead through to the living room, cloakroom and to the study. An opening leads through to the dining kitchen and a further door opens to a storage cupboard. Spot lighting.

CLOAKROOM

5'10 x 3' (1.78m x 0.91m)

Complementing the ground floor accommodation is a cloakroom, which consists of a concealed system water closet and a corner vanity unit with inset wash basin. Tiled finishings.

STUDY

8'6 x 8'3 (2.59m x 2.51m)

With a large window enjoying views out over the front of the home is a study. Space allows for a generous sized desk as well as further furniture. Double doors open to a storage cupboard and a further door opens to where the boiler is housed. This room would also make a great play room.

LIVING ROOM

17'2 x 16'11 max (5.23m x 5.16m max)

Following on from the entrance hall, you come to a fantastic sized living room which allows for multiple sofas and display furniture around a working log burner. The room is full of natural light, due to having

windows that open out over the rear garden as well as a the side of the home. Wall lighting and wood flooring. A door leads through to the dining kitchen and a further door leads back through to the entrance hall.

DINING KITCHEN

11'2 x 9'9 (3.40m x 2.97m)

From the entrance hall or from the living room, you come to a dual aspect dining kitchen. The room has been arranged allowing two natural areas for cooking and dining, making this a pleasant space for those who like to interact with dinner guests. Outlined in more detail as follows:

DINING AREA

With French doors opening out to the rear garden of the home, expanding the living space during the warmer months, is the dining section of the home. Space allows for a generous size dining room table and chairs, as well as display furniture. An opening leads through to the kitchen area and a door leads through to the utility boot room.

KITCHEN

The kitchen has been fitted with a range of wall and base cabinets with space allowing for a range cooker, dishwasher and a fridge freezer. Beneath a window looking out over the front of the home is a ceramic sink and half with drainer. A wooden decorative glazed door opens to the integral garage and an opening leads back through to the entrance hall. Spot lighting.

UTILITY BOOT ROOM

9'10 x 9'2 (3.00m x 2.79m)

Complementing the home, is a spacious utility boot room. The room has fitted wall and base cabinets with a sink and drainer inset to the work surfaces. Space and plumbing allow for a washing machine, tumble dryer and further white good appliances. Window and doors open out to the side of the home. Tiled flooring.

FIRST FLOOR LANDING

There is a large window looking out over the front of the home, filling the landing with natural light. Doors opens to all four of the bedrooms, as well as the family bathroom and the airing cupboard. Here is where the loft hatch is located.

PRINCIPAL BEDROOM

14'4 x 11'8 max (4.37m x 3.56m max)

With a window enjoying views out over the rear garden is the principal bedroom. The room has been arranged allowing a natural dressing area. Space allows for a king size bed, bedside tables and a range of further bedroom furniture. A glass panelled door opens to an en-suite.

EN-SUITE

8'2 x 6'10 (2.49m x 2.08m)

The en-suite consists of a double shower cubicle and a concealed system water closet with a wash basin inset to a vanity unit. Chrome heated towel rail and tiled finishings.

BEDROOM TWO

12'4 x 8'9 (3.76m x 2.67m)

Also with a window enjoying views over the rear garden is bedroom two. This room can also accommodate a king size bed, bedside tables and further bedroom furniture.

BEDROOM THREE

9'11 x 8'10 (3.02m x 2.69m)

Bedroom three can accommodate a double bed, bedside tables and further bedroom furniture. This room also benefits from having a fitted wardrobe. A window looks out over the front of the home.

BEDROOM FOUR

11'7 x 8'8 (3.53m x 2.64m)

With a window looking out over the side of the home is the fourth bedroom, which can also accommodate a double bed and further bedroom furniture.

FAMILY BATHROOM

11'6 x 5'3 (3.51m x 1.60m)

Fitted in recent years, is a modern four piece family bathroom consisting of a panel enclosed bath, shower cubicle with dual shower head and a concealed system water closet with a wash basin inset to a high gloss vanity unit. Chrome heated towel rail and tiled finishings. A window with privacy glass opens out over the front of the home.

EXTERNAL

Outlined in more detail as follows:

FRONT GARDEN

To the front of the home is a welcoming front garden, mainly laid to lawn with ornamental hedging, planting and trees.

REAR GARDEN

Adjacent from the dining kitchen is a generous sized patio with a pergola, creating a wonderful area for lounging and dining furniture during the warmer months. The rest of the garden is laid to lawn with hedging, shrubs and flowering plants to the borders. There is also a nature pond and storage shed. A gate allows access to the front of the home.

GARAGE

17'8 x 7'9 (5.38m x 2.36m)

Accessed via an up and over door from the front of the home or from the dining kitchen. Fitted with power and light.

PARKING

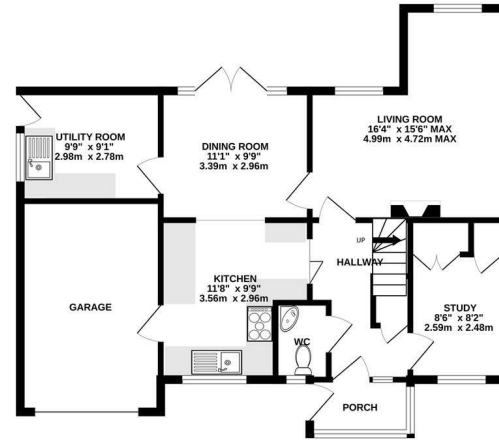
To the front of the home is a driveway allowing ample parking for multiple vehicles.



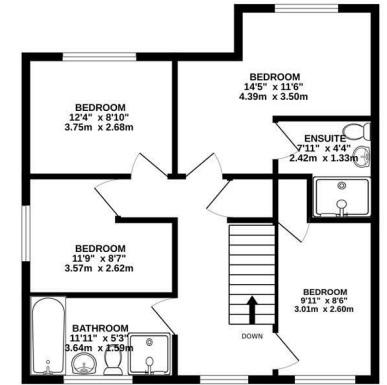




GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.
Floorplan for identification purposes only
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Directions: For exact locaiton 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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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