



Wessington Park, Calne
£625,000



Unique. An individually built detached home which can be used to offer three areas of relatively separate living (rental potential) or as one entire dwelling. The entire dwelling would give five reception areas with four bedrooms and complemented by two shower rooms, a bathroom, a dressing room, formal hall, an extra kitchen plus a utility room. There are landscaped gardens, a double garage and parking off road for four vehicles. The home has had many upgrades in recent years and features a magnificent 19'6 x 17'9 (5.95m x 5.4m) kitchen breakfast room in the main section of the home- perfect for entertaining. The central section of the home enjoys the kitchen breakfast room, a utility room, a living room with fireplace, large separate dining room and a formal hall. The first floor gives you two double bedrooms with vaulted ceilings, a bathroom and a dressing room. One wing gives you a living space with a gallery bedroom and shower room. The final wing gives you a living room, separate kitchen, porch, bedroom and an en-suite.



INTRODUCTION

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. Wessington Park, as the name suggests, has the focal point of a recreational park. The area features two converted Historic Mills with one featuring a Mill Leat.

As you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound.

THE HOME

The home can be arranged in three separate sections if required. The central section is as follows;

CENTRAL HOME SECTION

Outlined as follows;

FRONT PORCH

Access to the formal study hall.

FORMAL HALL & INNER HALL

11'1 x 8'9 (3.38m x 2.67m)

Doors to the kitchen breakfast room and to the dining room. Stairs to the first floor. There is room for display furniture.

LIVING ROOM

22'10" x 10'6" (6.96 x 3.20)

A window looks out to the front. There is the focal point of a fire surround with stove. The room can accommodate a number of sofas and further furniture. Wide opening to the living dining kitchen..

FAMILY KITCHEN BREAKFAST ROOM

19'6 x 17'9 (5.94m x 5.41m)

A breath taking room with natural lounging, dining and kitchen breakfast areas. There is an extensive range of fitted wall and floor cabinets with work surfaces and under cabinet lighting. A peninsular unit has an extra wide work top to allow for bar stools. Inset are two high level ovens, hob with contemporary extractor over, dishwasher, fridge and a freezer. French doors open out onto a rear patio and expand living space in fine weather. This expansive room allows for a large dining table, chairs and further furnishing. There is access to the living room, utility room and the family room (left hand wing).

UTILTY ROOM

8'7 x 6'3 (2.62m x 1.91m)

Window to the side and a glazed door to the rear. Plumbing for a washing machine and space for a dryer. Floor unit with inset sink and drainer.

DINING ROOM

20'1 x 8'8 (6.12m x 2.64m)

Door to the Right Hand Wing and to the rear garden. A window looks out to the front. This room can easily be incorporated to be part of the right hand wing.

FIRST FLOOR LANDING

Doors to the bedrooms, dressing room and bathroom.

BEDROOM ONE

16'8" x 10'6" (5.08 x 3.20)

High vaulted ceiling and a window to the front. There is room for a super king size bed and further bedroom furniture. Under eaves storage.

BEDROOM TWO

16'9" x 8'5" (5.11 x 2.57)

High vaulted ceiling. There is room for a large double bed. Built-in triple wardrobe. Built-in dressing table with drawers. Window to the front.

DRESSING ROOM

7'1" x 5'3" (2.16 x 1.60)

Restricted head height. Window to the front. Bespoke fitted shelves for clothes storage and hanging. Under eaves storage.

FOUR PIECE BATHROOM

8'6" x 6'8" (2.59 x 2.03)

The suite offers a four piece suite that includes a panel enclosed bath with mixer taps and shower attachment, shower cubicle with both hand held and raindrop showers and a vanity cabinet with inset basin plus concealed cistern to the water closet. Tile finishes and a window with privacy glass.

LEFT HAND WING

Separate entrance door. Living space, shower room and utility. The sleeping area is in a gallery style. As follows;

LIVING SPACE

17'4" x 8'5" (5.28 x 2.57)

Stairs to the gallery sleeping area. Access to the shower room and a separate entrance door. Split level..

SHOWER ROOM

5'7" x 4'6" (1.70 x 1.37)

Fully tiled walls and a window with privacy glass. Shower cubicle, water closet and a vanity cabinet with inset basin.

GALLERY BEDROOM

12'7" x 8'5" (3.84 x 2.57)

High vaulted ceiling. Space for a double bed and further furniture.

RIGHT HAND WING- SEPARATE ANNEX

Separate entrance door. Living space and kitchen. Gallery style sleeping with bathroom en-suite. Own gas central heating system.

LIVING SPACE

12'3" x 12'0" (3.73 x 3.66)

Doors to the side porch and kitchen. Stairs to the bedroom. A window looks out to the front. There is room for a number of sofas and further furniture.

KITCHEN

11'10"x 5'4" (3.61mx 1.63m)

Windows look out to the rear and to the side. There are fitted wall and floor cabinets with work surfaces. Integrated dish washer. There is space for a washing machine and a fridge freezer. Inset electric oven, inset hob and hood over.

SIDE PORCH

Access to the garden.

BEDROOM

14'0" x 11'10" (4.27 x 3.61)

High vaulted ceiling and exposed brickwork.. Door to the en-suite. Space for a large double bed and extra furniture. Wardrobe. A window looks out to the front.

EN-SUITE BATHROOM

6'1" x 6'1" (1.85 x 1.85)

The suite has a panel enclosed bath with shower screen, water closet and a vanity cabinet with inset basin. Tile finishes and a chrome towel rail radiator. Window with privacy glass.

EXTERIOR

Outlined as follows:

FRONT DRIVE

Parking off road for one vehicle on a brick drive. This is positioned close to the front door and also close to the access for the left hand wing. From here there is access to the side pathway to the left hand wing.

FRONT GARDEN

A small garden are that gives access to the front door to the main house and there is a gate to the main garden.

MAIN GARDEN

The main garden has been carefully landscaped and arranged to offer areas of different character and focus. There is a large brick patio area that is designed to offer space for outside dining furniture. This patio area sweeps around to the side porch. From here you step onto a shaped lawn and a further patio area. This second patio area leads to a deck with pergola.

REAR PATIOS

At the rear of the home area number of patio areas that offer further areas to outside dine and entertain.

DOUBLE GARAGE

17'3" x 16'9" (5.26m x 5.13m)

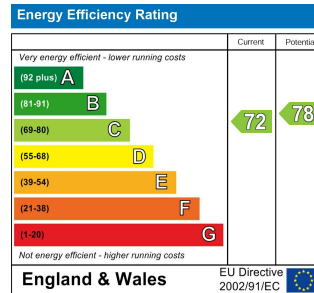
Two up and over doors. Two windows and rear access door to the garden.

REAR DRIVE

Approximately 28 ft in length and double width. Parking for up to three vehicles. Access gate to the main garden.







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

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