



**Ebor Gardens, Calne**  
**£415,000**





**OFFERS INVITED! NO CHAIN & VACANT POSSESSION.** A double fronted detached home with country walks on the doorstep. The home features a large living room, impressive vaulted conservatory, garage and parking for three vehicles. The four bedrooms are complemented by a bathroom and an en-suite to the master. The ground floor also includes a fitted kitchen, separate dining room, guest cloakroom and hall. The home is double glazed, gas centrally heated and placed in a cul de sac.



## LOCATION

The home is placed in a cul de sac just off Stockley Lane. Close by is the Atwell Museum and country walks are on the doorstep. The home is well positioned for access to the local secondary and primary schools. A mini supermarket has opened close by and Quemerford also has a Post Office/Shop.

## ACCESS & AREAS CLOSE BY

The home is placed in the Quemerford area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here 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 and the discovery of Oxygen. 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.

## THE HOME

Outlined in a little more detail as follow;

### ENTRANCE HALL

Doors give access to the living room, guest cloakroom and to the fitted kitchen. Tile floor.

### GUEST CLOAKROOM

Window with privacy glass. Vanity with inset basin and a water closet. Wall cabinets and shelving. Chrome towel rail radiator.

### FITTED KITCHEN

**10' x 9'8 (3.05m x 2.95m)**

A window looks out over the front. There is a selection of fitted wall and floor cabinets with work surfaces. Under cabinet lighting. Inset electric oven, hob and hood over. Inset microwave oven. Integrated dish washer and washing machine. There is an opening to the dining room which makes it perfect for interaction with dinner guests. (Note- there is wiring for a fridge to be integrated if required).

## DINING ROOM

**10'6 x 10' (3.20m x 3.05m)**

A window looks out over the rear garden. There is room for a large dining table, chairs and a fridge freezer.

## LIVING ROOM

**16'6 x 14'6 (5.03m x 4.42m)**

Excellent in size the room can happily accommodate a number of sofas and further living room furniture. A window looks into the conservatory. Patio doors open to the conservatory also. There is the focal point of a fire surround with pebble effect gas fire.

## VAULTED CONSERVATORY

**16'4 x 13'6 (4.98m x 4.11m)**

There are windows to three side and French doors open onto the side patio- expanding the living space in fine weather. There is a vaulted ceiling. Another generous living space with room for sizeable furniture.

## FIRST FLOOR LANDING

Doors lead to the bedrooms and to the family bathroom.

## MASTER BEDROOM

**12'6 x 11'6 (3.81m x 3.51m)**

A window looks out over the front. There is room for a super king sized plus further furniture. Access to the en-suite.

## MASTER EN-SUITE

Window with privacy glass. Vanity cabinet with inset basin. Water closet. Corner shower cubicle. Chrome towel rail radiator.

## BEDROOM TWO

**11'9 x 10'3 (3.58m x 3.12m)**

This room has space for a double bed and further furnishing. Airing cupboard with hot water cylinder. A window looks out over the front.

## BEDROOM THREE

**10'6 x 8'9 (3.20m x 2.67m)**

A window offers a view out over the rear garden. There is room for a double bed and extra furniture.

## BEDROOM FOUR

**8'8 x 6'7 (2.64m x 2.01m)**

A generous single bedroom and it would also make a fine study/office. A window looks out over the rear garden.

## FAMILY BATHROOM

Window with privacy glass. Chrome towel rail radiator. Panel enclosed jacuzzi bath with shower over. Water closet. Vanity cabinet with inset basin.

## FRONT DRIVE PARKING

To the front of the home is an area that can accommodate two vehicles.

## FRONT GARDEN

There are areas of flat lawn and a gated access to the side. Path to the front door.

## SIDE ENCLOSED PATIO GARDEN

This area is laid to patio and ideal for discreet storage. Access to the main garden.

## REAR ENCLOSED GARDEN

The garden features a large patio for outside dining and entertaining. A flat lawn runs around the conservatory for lounging and there are feature sleeper raised beds with ornamental conifers. Behind the garage is a small cultivation area. Door to the garage.

## DETACHED GARAGE

Up and over door front access. Door to the garden.

## DRIVE PARKING

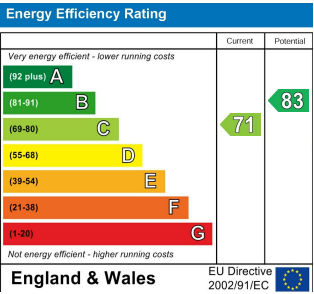
At the rear of the home is a drive that leads to the garage and can accommodate one vehicle.











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

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