



Oldbury Fields, Cherhill
Asking Price £725,000



A well-presented village home situated in a private development in the popular village of Cherhill. The home built in the style of a Stable Conversion offers extensive living and sleeping accommodation and is placed on an excellent-sized plot with ample parking, fantastic gardens, and a double garage.

Internally, the home has a luxurious feel with high ceilings, underfloor heating in areas, and large windows allowing the home to be filled with natural light. The property offers a spacious entrance hall, a living room with a working log burner, a study with French doors opening out to the rear garden, a country-style dining kitchen with integrated appliances, utility room, and a cloakroom. There is also an inner hall that leads to all four of the exceptionally sized bedrooms, all fitted with wardrobes. The master bedroom has an en-suite and there is also a four-piece family bathroom. Externally the gardens are arranged for all members of the family to enjoy.

Just a short walk away is a village pub, primary school, countryside walks, and a village hall. Oil central heating and double-glazed windows.



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

The home has been well designed with the living and sleeping accommodation being separate sides of the stable conversion. Outlined as follows:

ENTRANCE HALL

Full of natural light with multiple windows looking out over the front of the home is a spacious entrance hall. From here, doors open to the utility room, dining kitchen, study and living room. To the other end of the entrance hall, doors open to a cloakroom and to the inner hall. Further double doors open to a storage cupboard. Space allows for display furniture. Stone tiled flooring with underfloor heating.

DUAL ASPECT LIVING ROOM

19'8 x 17'6 max (5.99m x 5.33m max)

Recently decorated, this bright and spacious dual-aspect living room is filled with natural light, with two sets of windows looking out over the front of the home and French doors opening out to the rear garden. The room can accommodate multiple sofas and display furniture around a stone fireplace with a wood burner. Finished with carpeted flooring.

STUDY

13'2 x 11'9 (4.01m x 3.58m)

Also with French doors opening out to the garden is an excellent-sized study. The room can accommodate a large desk and further office furniture. This room could also be utilised as a formal dining room. Carpeted flooring.

DINING KITCHEN

17'4 x 15' max (5.28m x 4.57m max)

Enjoying views out over the side and rear garden is the dining kitchen. The county-style kitchen is fitted with a range of wall and base cabinets with wooden work surfaces over. Integrated is a fridge, dishwasher, electric hob with extractor hood over, and a mid-height double oven. Beneath a window enjoying views over the rear garden,

is a ceramic sink with a drainer. Space allows for a generous dining room table and chairs. French doors open out to the side garden of the home. Tiled finishes and underfloor heating.

UTILITY ROOM

9'9 x 8'2 (2.97m x 2.49m)

Complementing the home, the utility room has been fitted with base cabinets offering storage, with an inset double Belfast sink. Space and plumbing allow for a washing machine, tumble dryer, and fridge freezer. Further space allows for display furniture. A window looks out over the side garden of the home. Underfloor heating.

CLOAKROOM

7'5 x 3'1 (2.26m x 0.94m)

A window with privacy glass opens out over the front of the home. The cloakroom consists of a water closet and a wall-hung wash basin. Tiled finishes.

INNER HALL

Following on from the entrance hall, a door opens to the inner hall where doors lead to all four of the bedrooms, the family bathroom, and to an airing cupboard.

PRINCIPAL BEDROOM

13' x 12' max (3.96m x 3.66m max)

A fantastic sized principal bedroom that benefits from having two fitted wardrobes and an en-suite. The bedroom can easily accommodate a super king-size bed, bedside tables, and further bedroom furniture. A window looks out over the side garden of the home.

EN-SUITE

9'5 x 6' max (2.87m x 1.83m max)

Also with a window with privacy glass opening out over the side of the home is an en-suite. The white suite consists of a shower cubicle, a pedestal wash basin, and a water closet. Tiled finishes.

BEDROOM TWO

13'4 x 11'8 max (4.06m x 3.56m max)

With a window looking out over the front of the home is bedroom two. This bedroom can accommodate a super-king size bed, bedside tables, and further bedroom furniture. This room also has two double-fitted wardrobes.

BEDROOM THREE

12'4 x 11'8 max (3.76m x 3.56m max)

Also having two double fitted wardrobes is bedroom three. This room can accommodate a king size bed, bedside tables, and further bedroom furniture. A window looks out over the side garden of the home.

BEDROOM FOUR

12'9 x 8'3 (3.89m x 2.51m)

A further double bedroom with a window looking out over the front of the home. Space allows for a double bed and further bedroom furniture. Doors open to a fitted wardrobe.

FAMILY BATHROOM

12'7 x 5'10 (3.84m x 1.78m)

Complementing the bedrooms is a white four piece family bathroom suite, which consists of a shower cubicle, a panel enclosed bath with a shower mixer tap, a pedestal wash basin, and a water closet. Space allows for storage furniture, Tiled finishes.

EXTERNAL

Outlines as follows:

REAR GARDEN

The rear garden is of marvelous size and has been beautifully landscaped for the whole family to enjoy. Adjacent to the study & living room is a large area laid to patio, creating a perfect location for lounging and dining furniture. The middle section of the garden is laid to lawn with a superb array of bushes, shrubs, and flowering plants to the borders. The bottom section of the garden has some young fruit trees and it is left uncut most of the year with nature in mind, making this an attraction for wildlife. A path leads to a side gate allowing access to the front of the home and to the other end of the path to the side garden.

SIDE GARDEN

Following around from the rear garden or stepping out from the dining kitchen is the side garden. This section of the garden is laid to lawn and patio, creating a further area for lounging or dining furniture. A gate opens to a further section of the side garden, laid to lawn with an ornamental tree.

DOUBLE GARAGE

18' x 17'8 (5.49m x 5.38m)

Accessed via two sets of side-hinged doors is a double garage. Fitted with power and light. A pedestrian door opens out to the rear garden.

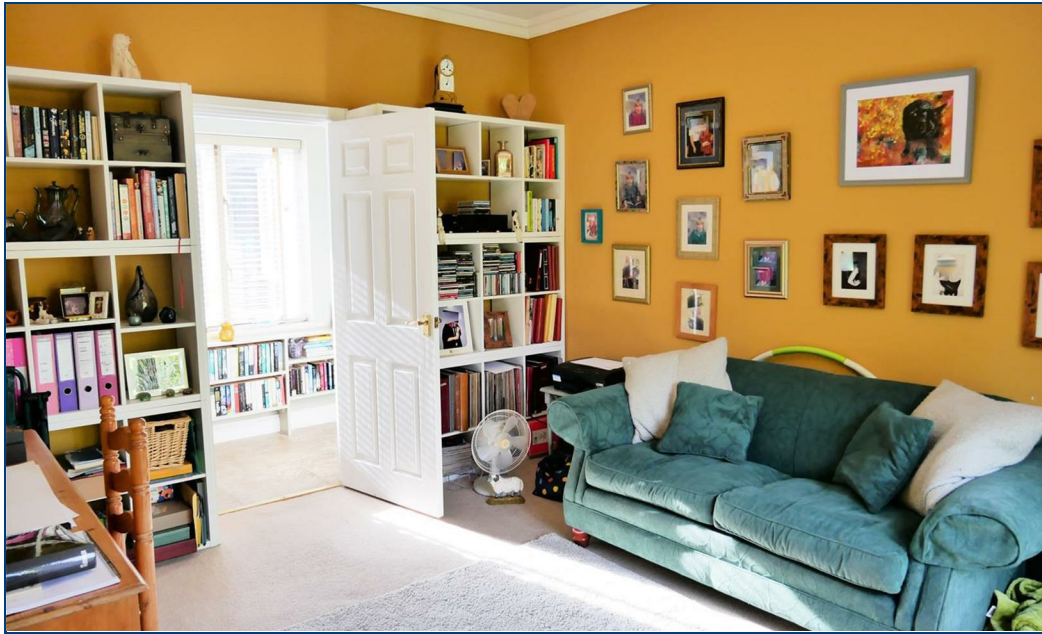
PARKING

To the front of the home, is parking for multiple vehicles.

COUNCIL TAX BAND - G

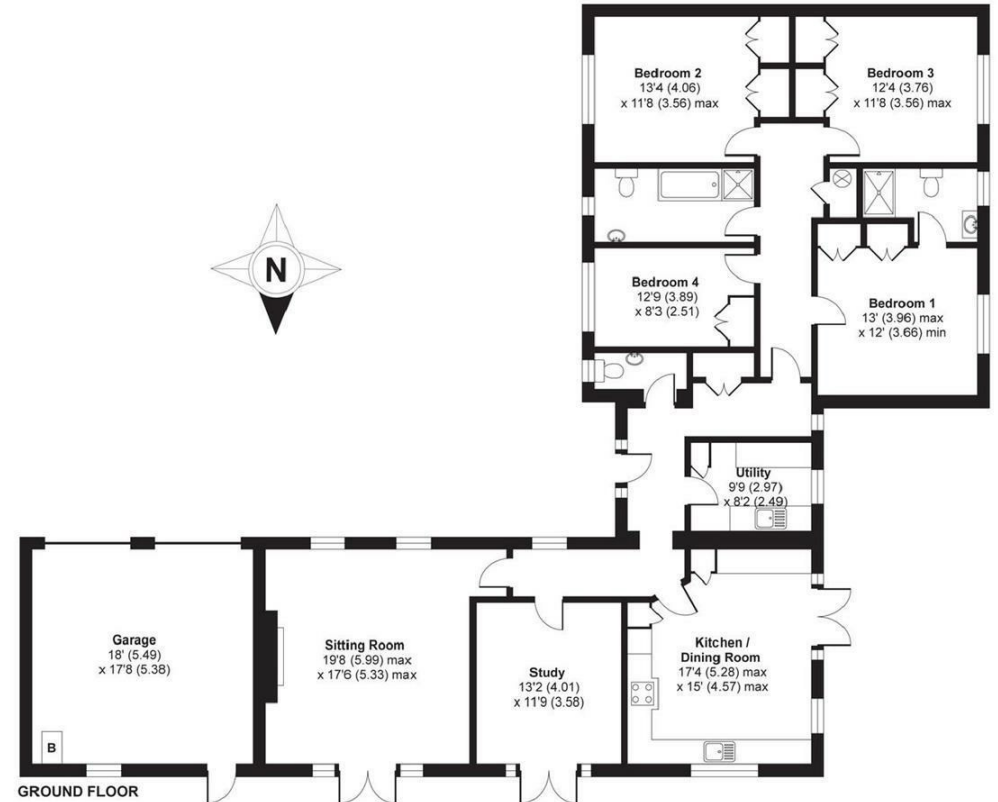






Oldbury Fields, Cherhill, Calne, SN11

APPROX. GROSS INTERNAL FLOOR AREA 2258 SQ FT 209.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

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

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