



Oxford Road, Calne
Asking Price £569,950



A detached four-bedroom home with garage and off-road parking - beautifully extended and finished to a high quality with many original features throughout!

Recent upgrades include a magnificent 24'9 x 18'9 (7.54m x 5.72m) living dining kitchen with impressive bi-folds to the generous rear garden. Ideal for modern family life. The ground floor also features a living room, family room, guest cloakroom, entrance lobby, formal hall, and utility. The first floor features an impressive 20' x 14'6 (6.12m x 4.42m) master bedroom with extensive wardrobes and an en-suite. Along with two further double bedrooms complemented by the modern family bathroom. To the top floor is another bedroom suite with eaves storage and an en-suite.

A long side drive leads to a 20' x 10' (6.78m x 3.05m) garage with an electric roller door. The garden has been organised to offer large lawn and patio areas ideal for recreation and relaxation.



LOCATION

The home is placed just to the north of the centre of Calne. The area is serviced well for shopping having the new Tesco superstore within easy reach and multiple facilities in Calne centre a gentle walk away. The bus route connecting Calne west to Chippenham and north to Swindon is close by (both rail stations). The bus route is around every 20 minutes in the day and takes in Derry Hill, Lyneham, Goatacre, Hilmarton, Royal Wootton Bassett plus the Tesco Superstore.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

The home has been extensively upgraded and the accommodation has been extended to offer some very stunning rooms. an overview is as follows;

THE GROUND FLOOR

The home is entered via a porch and formal hall. Off the hall is a guest cloakroom, living room, family room and utility room. The living room has a bay window and the family room double doors opening onto the living dining kitchen.

The show stopper of the home is the 24'9 x 18'9 (7.54m x 5.72m) living dining kitchen. Bi-fold doors open out onto the rear patio and garden to expand the living space even further. Organised with today's living in mind and fitted with a large range of quality cabinets with granite surfaces and a range cooker. A large peninsular unit is perfect for barstools and the remaining space offers room for a large dining table, chairs and a multitude of extra items of sizeable furniture.

THE FIRST FLOOR

A spacious landing has stairs to the top floor, room for display and doors to the bedrooms plus family bathroom. Two bedrooms look out to the front of the home and the bathroom is spacious with quality modern fittings.

To the rear of the home is the vast master bedroom 20'1 x 14'6 (6.12m x 4.42m). There are two sets of large mirrored wardrobes and a further walk-in wardrobe. There is a view out over the rear garden. The bedroom can happily accommodate a super king-size bed and extra items of bedroom furniture. The bedroom enjoys an en-suite with double walk in shower.

TOP FLOOR

The top floor has a guest suite. Not only ideal for guests but also perfect for a teenager. There is a double bedroom, hall and an en-suite shower room.

DRIVE & GARAGE

The home enjoys parking to the front and down alongside drive. It enables parking for numerous vehicles. An electric roller door gives access to the garage which also has access to the rear garden.

REAR LANDSCAPED GARDEN

Carefully planned and thought out the garden offers areas of different character and uses. Steps lead down to a patio area that is a fantastic size and can happily accommodate outside furniture for dining, lounging and entertaining. A wide gravel pathway leads down one side to a summerhouse shed and recreation area. A flat lawn offers further recreation and relaxation opportunities.

A brief outline of the measurements is as follows;

ENTRANCE PORCH

5'5 x 2'8 (1.65m x 0.81m)

FORMAL HALL

13'1 x 7'3 including staircase (3.99m x 2.21m including staircase)

GUEST CLOAKROOM

LIVING ROOM

14'9 x 11'7 (4.50m x 3.53m)

FAMILY ROOM

13' x 11'3 (3.96m x 3.43m)

UTILITY ROOM

9' x 7'2 (2.74m x 2.18m)

LIVING DINING KITCHEN

24'9 x 18'9 (7.54m x 5.72m)

FIRST FLOOR LANDING

BEDROOM TWO

14'6 x 11'6 (4.42m x 3.51m)

BEDROOM THREE

12'9 x 7'3 (3.89m x 2.21m)

FAMILY BATHROOM

9'3 x 6'2 (2.82m x 1.88m)

MASTER BEDROOM SUITE

20'1 x 14'6 (6.12m x 4.42m)

WALK IN WARDROBE

4'2 x 3'3 (1.27m x 0.99m)

MASTER EN-SUITE

9'3 x 3'9 (2.82m x 1.14m)

TOP FLOOR LANDING

BEDROOM FOUR HALL

10'9 x 5'6 (3.28m x 1.68m)

BEDROOM FOUR EN-SUITE

10'1 x 4'3 (3.07m x 1.30m)

BEDROOM FOUR

13'3 x 11'5 (4.04m x 3.48m)

FRONT GARDEN & DRIVE

ATTACHED GARAGE

22'3 x 10' (6.78m x 3.05m)

NOTE

Council Tax Band - D





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	74	81
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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