



Lake View, Calne
£425,000



Placed in a fantastic location! On the doorstep of countryside walks, looking out over a Green and a Historic Mill. This four double bedroom home has great accommodation on all floors with an adaptability and flexibility of living. There is a choice of master bedrooms. The top floor offers a 'Hotel Style' suite with large dressing, walk in wardrobe, space for a super king bed and an en-suite with double shower. The first floor gives you three large double bedrooms with one having an en-suite (alternative master bedroom) and there is a family bathroom. The ground floor offers a hall, large guest cloakroom, living room, utility and a family dining kitchen that is magnificent in size. There is a landscaped rear garden, gas central heating, double glazing, garage, parking and an electric vehicle charging point.



LOCATION

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. Lake View is a development of large homes in the main by David Wilson adjacent to a Historic Mill.. The Quemerford area features two converted Historic Mills with one having a Mill Leat and there is a pleasant riverside walk down to Calne centre. Quemerford has a post office shop, local pub and the home is within easy access of local primary schools and an Academy. Calne has a multitude of shops, restaurants, super markets and two leisure centres (one with a swimming pool not too far from the home).

ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 eastbound. To the south is Devizes and routes to the coast and Salisbury.

THE HOME

The home has numerous rooms that are not square and full of interesting nooks. So measurements are just to give an overall feel. Outlined in a little more detail as follows;

ENTRANCE HALL

Doors open to the living room, family dining kitchen, guest cloakroom and utility.

GUEST CLOAKROOM

6'8 x 5'7 (2.03m x 1.70m)

The suite offers a water closet and a pedestal wash basin with tile finish over. Generous in size there is room for display furniture and storage/hanging for coats and shoes..

LIVING ROOM

20'6 x 10' (6.25m x 3.05m)

A window views out over the front garden. Glazed French doors open out onto the rear patio and enlarges living space in fine weather. There is room for a number of large sofas and further items of living room furniture. There is the focal point of a decorative fire place.

FAMILY DINING KITCHEN

19'9 x 14'9 maximum room not square (6.02m x 4.50m maximum room not square)

.Another dual aspect room with a window looking out over the front taking in the Green and historic mill beyond. A further window looks out over the rear landscaped garden. The room

offers space for a large dining table and chairs, a sofa, a dresser and further furniture.

There is a selection of fitted wall and floor cabinets with work surfaces. Integrated fridge and freezer. Inset four ring gas hob with stainless steel filter hood over. Double electric oven. Integrated dishwasher. Under cabinet lighting. Inset one and a half sink and drainer.

UTILITY ROOM

6'4 x 6'2 (1.93m x 1.88m)

Fitted cabinets and work surface with inset sink and drainer. Space for washing machine. Door to the rear garden.

FIRST FLOOR LANDING

Doors open to the first floor bedrooms, main bathroom and a deep store cupboard. A window looks out over the rear garden.

FIRST FLOOR STORE

7' x 6' triangular in shape (2.13m x 1.83m triangular in shape)

BEDROOM TWO LOBBY

A lobby area with opening to the bedroom and door to the en-suite.

BEDROOM TWO

13'6 x 9'10 plus wardrobe (4.11m x 3.00m plus wardrobe)

A window looks out to the front. There is room for a super king-size bed and extra furniture to complement. Recessed wardrobe.

BEDROOM TWO EN-SUITE

6'5 x 6'5 (1.96m x 1.96m)

Shower cubicle to one corner, water closet and a pedestal wash basin. Light and shaver point. Window with privacy glass. Extractor fan.

BEDROOM THREE

19'3 narrowing to 13'4 x 10' room not square (5.87m narrowing to 4.06m x 3.05m room not square)

A window views out over the historic mill and the central green. Recess double wardrobe. A super king-size bed and further items of bedroom furniture can happily be accommodated.

BEDROOM FOUR

13'6 x 7'6 (4.11m x 2.29m)

A window looks out over the front and takes in the historic mill and Green beyond. There is room for a double bed and further items of bedroom furniture

BATHROOM

7'6 x 6' (2.29m x 1.83m)

The suite offers a panel enclosed bath with mixer taps and shower attachment, pedestal wash basin and a water closet. Tile finishes. Extractor fan. Light and shaver point. Window with privacy glass

MASTER FLOOR LANDING

Door to the master suite. The suite has a hotel/studio style feel with sleeping, dressing, walk in wardrobe and en-suite.

MASTER BEDROOM SLEEPING

17'1 x 10'3 (5.21m x 3.12m)

A dual aspect room with a window to the front and skylight windows to the rear. There is room for super king-size bed and further items of bedroom furniture. A wide opening leads to the dressing and seating area. Deep store cupboard.

MASTER DRESSING

16'3 x 7'7 (4.95m x 2.31m)

Doors open to the walk-in wardrobe and the master en-suite. There are built in wardrobes and a set of drawers. Room for a dressing table and extra furnishing.

WALK-IN WARDROBE

6'8 widening to 11 x 8'3 room not square (2.03m widening to 3.35m x 2.51m room not square)

A large walk in wardrobe which could make a hidden study.

MASTER EN-SUITE

9'7 x 6'10 (2.92m x 2.08m)

The suite offers a double shower cubicle water closet and a pedestal wash basin. Light and shaver point. Extractor fan and a window with privacy glass. Space for display furniture.

FRONT GARDEN

The garden has a wrought iron fence surround, with a wrought iron gate access. There is a tremendous stock of ornamental plants and trees which are very pleasing to the eye.

REAR ENCLOSED GARDEN

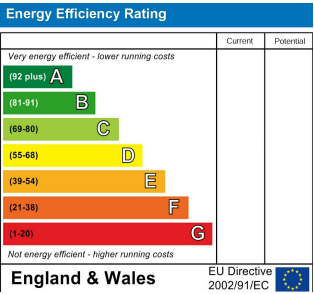
The garden is completely enclosed and offers a generous sunken patio which is perfect for outside dining and entertaining. Steps lead to up to a lawn area for relaxation. and the gate opens to the rear to the parking garage area. The garden has both wall and fence surround.

GARAGE

The central of three garages and has a vehicle charging point. Up and over door.







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

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