



Fir Grove, Calne
Asking Price £460,000



Offered for sale with NO CHAIN, this four bedroom detached home has many features including a large attached garage, professionally landscaped rear garden with far-reaching countryside views, and flexible living space. Located in Quemerford village, this well presented family home gives you a dual aspect living space, quality kitchen, formal hall, guest cloakroom, plus a downstairs bathroom and garden reception room offering the potential for an annex with the connecting garage. The first floor has four bedrooms, two of which have fitted storage furniture, complemented by a shower room. The garage is an excellent size with the opportunity to build over and give another bedroom with an en-suite (subject to permissions). The home has good energy efficiency rating with gas central heating, the benefit of solar panels, and double or triple glazing throughout.



CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is placed in Quemerford village, in a cul-de-sac location. It is surrounded by 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. The home is within easy reach of a number of primary schools - Cherhill, Holy Trinity and one at Heddington. The market town of Calne is a short distance away with two leisure centres, supermarkets, medical centres, secondary school/academy and is within walking distance of three local pubs, a post office shop and a recently opened Asda Express.

ENTRANCE HALL

On entering the home through a canopied front door with overhead light, there is a spacious and welcoming hallway which gives access to the living room, kitchen, guest cloakroom and stairs rise to the first floor. Under stairs storage cupboard. Fitted with carpet.

LIVING DINING ROOM

20'06 max x 15'11 max (6.25m max x 4.85m max)

A bright dual aspect room, L-shaped, to offer an abundance of space for sofas, armchairs, dining set and other living room furniture. A window faces over the front of the home and French doors open to the garden with countryside views. Fitted with carpet.

GUEST CLOAKROOM

6'01 x 3'07 (1.85m x 1.09m)

Accessed from the hallway, the guest cloakroom offers a water closet and corner hand wash basin. Fitted with carpet.

KITCHEN

13'04 x 6'05 (4.06m x 1.96m)

A very well equipped 'Howdens' kitchen, fitted in recent years, made of oak wrapped 'Shaker' style fronts with laminate work surfaces. There is substantial storage within the range of wall and base

cabinets, and includes integrated Bosch dishwasher, fridge freezer, mid height oven and grill, four ring gas hob and extractor hood. The Vaillant gas boiler is located in a cupboard. Two windows view out over the garden and the fields beyond. Stainless steel sink and double drainer and tile-effect 'SoftStep' vinyl flooring. A doorway leads through to the rear lobby.

REAR LOBBY

The rear lobby has a continuation of the SoftStep flooring and gives access to the ground floor bathroom, the garden room and the integral garage.

GROUND FLOOR BATHROOM

6'05 x 5'11 (1.96m x 1.80m)

Fitted in recent years, the ground floor bathroom comprises a panel bath with shower over, concealed cistern water closet and wash basin in vanity cabinet. Fully tiled walls and floor. A window with privacy glass faces the side of the home.

GARDEN ROOM

12'01 x 10'06 (3.68m x 3.20m)

A lovely addition to the home, this extra reception room has triple-glazed windows on two sides and also a door, allowing access and a wonderful view of the garden and countryside. The room offers a flexible a space for any new owner. Currently used as a sitting room, it could happily lend itself to being a formal dining room, home office, family/play room or even offers the potential for an annex if the neighbouring bathroom and garage were incorporated. Carpeted flooring.

FIRST FLOOR LANDING

The landing has a window to the side. There is an airing cupboard where the hot water cylinder is located, and loft access which includes a drop-down loft ladder and light.

PRINCIPAL BEDROOM

11'02 x 11 (3.40m x 3.35m)

The principal bedroom offers good storage, comprising a wall of fitted wardrobes and storage drawers, plus a further wardrobe and overhead cupboards over the bed space. A window views out to the front. Fitted with a combination of carpet tiles and carpeted flooring.

BEDROOM TWO

11'02 x 8'08 (3.40m x 2.64m)

Bedroom two has the benefit of excellent storage provided by two wardrobes, overhead cupboards over the bed space and two further deep storage cupboards. Window viewing to the front. Carpeted.

BEDROOM THREE

10'02 x 8 (3.10m x 2.44m)

With a window viewing over the garden and countryside beyond, bedroom three has ample space for a double bed and wardrobe. Fitted with carpet.

BEDROOM FOUR

8'04 x 6'06 (2.54m x 1.98m)

A generous single bedroom with sufficient space for a single bed and wardrobe alongside further bedroom furniture. Window viewing the rear garden and views. Carpeted.

FAMILY SHOWER ROOM

6'10 x 6'06 (2.08m x 1.98m)

The family shower room comprises a corner shower cubicle with electric shower, a concealed cistern water closet and wash basin in vanity cabinet with laminate counter tops. Waterproof wall panels to the shower. Carpeted. Extractor fan. Window with privacy glass faces the garden.

REAR GARDEN

West-facing with countryside views. The terraced and professionally landscaped garden is designed with ease of maintenance in mind and features areas for outside dining, relaxation and entertaining. Stepping onto a paved patio from the several exit doors of the house, the remaining garden is laid mainly to Cotswold stone chippings, terraced down to a blackthorn and hawthorn hedge and border of perennials. There are fields and countryside beyond the garden which makes for a peaceful retreat with a good level of privacy. A raised decked area provides a lovely spot to relax and dine, and enjoy the view. Access on either side of the house to the front drive and garden, via a shed on one side and a covered area with clear 10mm Twinwall polycarbonate roof on the other side, which offers excellent storage opportunities. Outside tap, power points and lighting.

DRIVEWAY PARKING AND FRONTAGE

The front of the home has the benefit of a large driveway with Cotswold stone chippings, suitable for parking multiple cars and with space to accommodate a motorhome or caravan. Some hedge and flowering planting to the borders. Outside lighting.

INTEGRAL GARAGE

16'06 x 10'10 (5.03m x 3.30m)

The garage is larger than average, with a recently fitted roller door, and has pedestrian access to the side of the home. The back section of the garage is used as a utility, where there is space and plumbing for a washing machine and tumble dryer, alongside space for other white goods. Fitted water softener. Shelving and cupboards provide further storage, in addition to access to the insulated loft with pull-down loft ladder.

NOTE

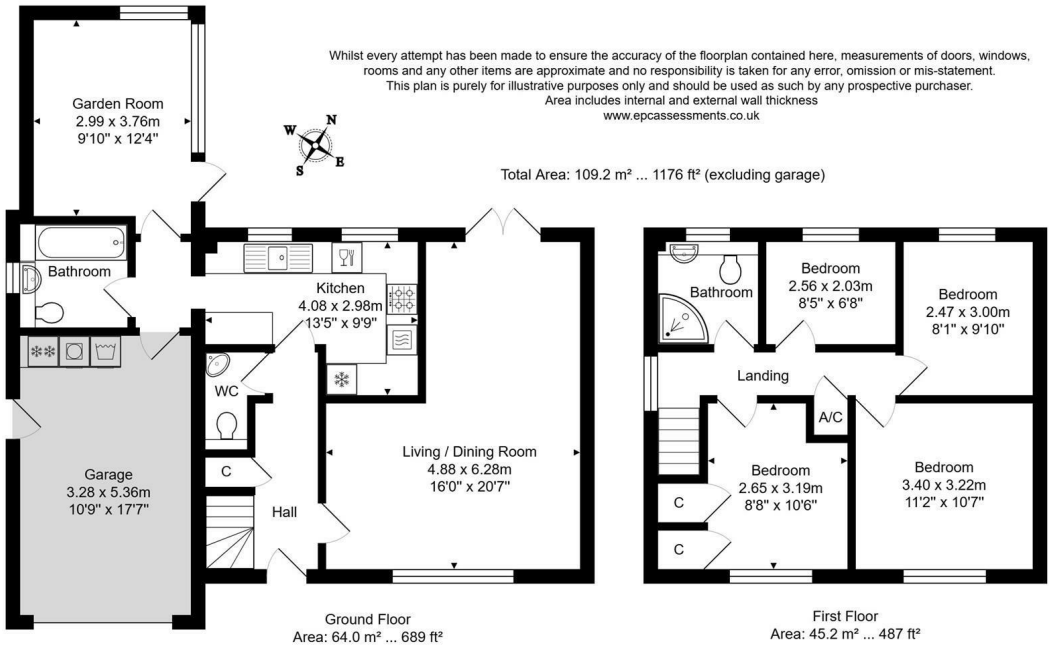
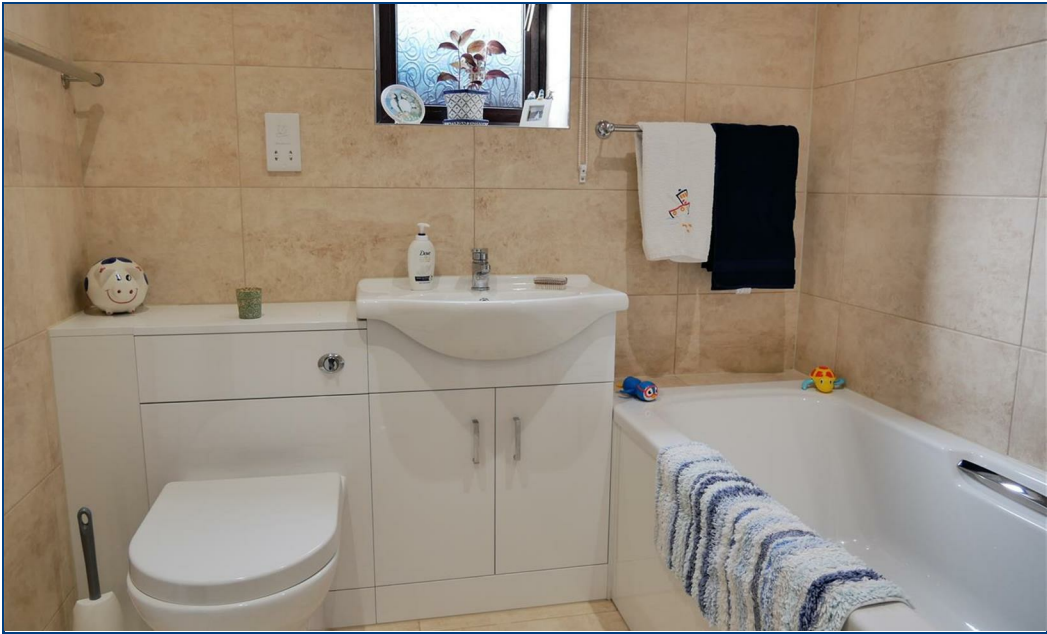
- i. The current owners have solar panels with 11 years remaining on the lease. The solar panels are annually serviced and will be transferred to a new owner automatically. Contact Butfield Breach for further information 01249 821110.
- ii. The residents of Fir Grove pay £10 per month for the upkeep of the private road and collectively organise regular maintenance.

COUNCIL TAX BAND

Council tax band D







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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

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