



Round House, Calne
£725,000



A detached home in an idyllic location. Sitting on a plot of around half an acre the home has a 61ft x 27ft (18.5m x 27.25m) terrace that views down over its land, its river and countryside beyond. This individually built home of around 1,663 sq ft (154.5 sq m) is filled with bespoke features and is designed with large furniture in mind. The two principle rooms are breath taking. The first is the living room that has bi-fold doors to the terrace and enjoys the rural panorama. The second is a family dining kitchen with top quality cabinets, granite worktops and an abundance of appliances. There is a formal hall, utility boot room plus a guest cloakroom. The three very spacious bedrooms are complemented by a large four piece bathroom. A 34ft (10.36m attic) offers future possibilities. There is a wide brick drive and parking for a multitude of vehicles. The rear gardens are flat in the main with areas organised for recreation, relaxation and cultivation. The river edges the plot and has the feature of a pond. The home is double glazed and gas centrally heated.



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. Wessington Park, as the name suggests, has the focal point of a recreational park. The Quemerford area features two converted Historic Mills with one having a Mill Leat. From the home there are idyllic country and riverside walks on the doorstep.

ACCESS & AREAS CLOSE BY

As you travel east you pass Cherhill White Horse, Silbury Hill, 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, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. Routes south lead you to Devizes, Caen Hill Locks, Salisbury and the South Coast.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE PORCH

Windows to the front and side. Door to the hallway.

HALLWAY

The hall forms a 't' shape and offers areas to display furniture. There is a deep double store cupboard. Doors give access to the living room, dining kitchen, bedrooms, bathroom and to the utility room.

LIVING ROOM

19'8 x 14'6 (5.99m x 4.42m)

The focal point of the room is the view out onto the terrace and land beyond through large bi-fold doors. Opening out the bi-fold doors help expand the living space in fine weather. To one corner is placed a log burner. This sizeable room gives you the opportunity to accommodate a number of large sofas and further items of large living room furniture.

FAMILY DINING KITCHEN

20'10 x x 16'2 (6.35m x x 4.93m)

Outstanding in size the room is organised for interaction, entertaining and with the 'Chef' in mind. The room is arranged to give natural family/ dining and culinary breakfast areas. Arranged as follows;

FAMILY DINING AREA

This area has a bay window viewing out over the front drive and a door that leads to the utility room. There is space for a large dining table, chairs and further furniture. To one corner is a built-in dresser with granite work top for display. Open to the kitchen breakfast area and separated by a peninsular unit.

KITCHEN BREAKFAST AREA

A bespoke fitted kitchen with extensive granite work tops. The island unit is perfect for bar stools. The cabinets include under cabinet lighting, glass fronted display, pan drawers, store cupboards and a wine rack. There is an inset one and a half sink and drainer with Quooker tap that provides boiling water. Appliances include two ovens, induction hob, extractor, microwave oven, coffee machine and a dish washer. American style Fridge Freezer.

UTILITY ROOM

13'1 x 10'8 (3.99m x 3.25m)

A door opens out to the side and there is a door to the guest cloakroom. Selection of fitted cabinets. Inset sink and drainer. Space has been allowed for a washing machine and a dryer. Access to the attic.

GUEST CLOAKROOM

7'9 x 3'10 (2.36m x 1.17m)

Water closet and a vanity cabinet with inset basin. Heated towel rail.

ATTIC NOTE

34' approximate length (10.36m approximate length)

The attic has a good head height and offers future conversion possibilities subject to necessary permissions.

BEDROOM ONE

16'4 x 12'8 (4.98m x 3.86m)

Another impressive sized room. The bedroom offers views out over the terrace, land and countryside beyond. there is room for a super king size bed, sofa and further items of bedroom room furniture.

BEDROOM TWO

16'4 x 10'8 (4.98m x 3.25m)

This room is also a large double which can accommodate a super king bed and further large items of bedroom furniture. This room enjoys views over the terrace, land and countryside beyond.

BEDROOM THREE

13'2 x 11'3 (4.01m x 3.43m)

This bedroom views out onto the landscaped front garden. This room offers space for a large double bed and extra bedroom furniture. This room would also make an ideal family room/office.

FOUR PIECE BATHROOM

9'11 x 9'2 (3.02m x 2.79m)

A spacious bathroom with room for display furniture and there is a window with privacy glass. Corner shower cubicle. panel enclosed bath with mixer tap and a vanity cabinet. The cabinet has store cabinets, drawers and a wash basin inset. Above the cabinet is further cabinet with display shelf, mirror and dresser lights. Large chrome towel rail radiator and tile finishes.

FRONT GARDEN

The front garden has a good selection of ornamental planting. Gravel and shingle steps lead down to the home.

TOP LEVEL PARKING

At the entrance to the home is a parking area that can accommodate two vehicles.

BRICK DRIVE & PARKING

A wide brick drive curves down to the home. The drive gives access to the front door and allows parking for multiple vehicles.

THE TERRACE

61'4" x 27'4" (18.7 x 8.35)

The terrace is wonderful in size with the backdrop of the land, river and countryside beyond. The terrace is perfect for parties, outside entertaining, relaxing and lounging- taking in the panorama. Steps lead down from two sides down to the gardens and to the studio. Access to the side terrace area.

SIDE TERRACE

This area has been allocated for discreet storage.

STUDIO

21' x 7 approx (6.40m x 2.13m approx)

A window views out over the garden and river. Currently used as a pottery studio the space offers numerous future uses for hobby or home working.

THE GARDENS

As follows;

CULTIVATION & LAWN

Close to the home is an area designated for cultivation. There is a large vegetable plot and a flat lawn for lounging. This area is fenced off from the remainder of the land and there is gated access.

RIVER EDGED GARDEN

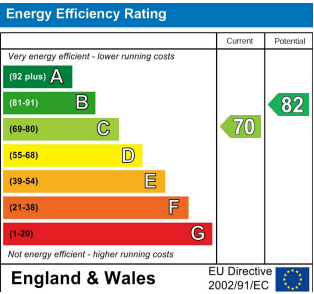
This garden area is edged by the river and pond. The river edge is also bounded by numerous mature trees. A culvert offers a nice feature too. The garden is a large flat lawn in the main and is ideal for recreational pursuits. At one end of the garden is a storage shed and playhouse with slide.

RIVER & POND

The river runs around the edge of the garden and culminates in a pond at one end of the garden. The property has ownership around half way of both river and pond.







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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.