



Poynder Place, Calne
£475,000



A fantastic property located in a desired village location with plenty of potential!

A detached four-bedroom family home with a large mature garden, in a sought-after village location, with countryside on the doorstep and a short walk to the amenities of the village. The home offers well-proportioned accommodation, including a dining kitchen and a large dual-aspect living room. There is also a downstairs cloakroom and side porch. Upstairs are four bedrooms, all of which are doubles, and a family bathroom. The front of the home is idyllic with a pretty lawned front garden with plenty of private driveway parking also. The home also benefits from a garage.

The rear garden is a particular feature being very private with established planting, a large flat lawn, and patio areas to relax. Oil central heating and fully double glazed. The home would benefit from cosmetic upgrades throughout, allowing the new buyer to put their stamp on this fantastic opportunity.



LOCATION

The home is situated close to the heart of the popular Hilmarton Village. The Village has a strong sense of community and is supported by an Ofsted rating 'Good' primary school and preschool, Church, and Public House. There are beautiful walks on the doorstep with multiple public foot and bridal paths. The market towns of Calne, Marlborough and Chippenham are all in close distance and offer a good range of services and amenities. Access to the M4 motorway at junction 15 is about 12 miles, there is a rail service to London and Bath from

Chippenham. The surrounding area offers a wide range of sporting activities and leisure pursuits.

THE HOME

Upon entering the home, the hallway leads to the guest cloakroom with a water closet and wash basin. Down the hall, there are two separate storage cupboards. Further doors open into the living room on one side and the kitchen-dining area on the other. A winder staircase provides access to the first-floor accommodation. The dual-aspect kitchen dining space is bright and airy, with a peninsula thoughtfully

separating the cooking and dining areas. Patio doors open to the garden expanding the living space in the warmer months. The kitchen features wall and base cabinets with space for appliances including a washing machine, fridge freezer and there is an integrated oven and electric hob. The kitchen has a connecting door to the side porch, opening to the front and rear garden.

The living room is also dual aspect and overlooks the gardens to the front and rear of the home, the room is arranged around a feature brick fireplace.



There is ample space for multiple large sofas and display furniture.

Measurements are outlined as follows:

LIVING ROOM
23'8 x 11'2 (7.21m x 3.40m)

DINING KITCHEN
18'5 x 11'4 (5.61m x 3.45m)

FIRST FLOOR ACCOMMODATION
The first-floor landing is spacious and features a window to give light. Doors open to all four double bedrooms and the family bathroom. The bedrooms are of a generous size, all accommodating double beds and further furniture. The master bedroom benefits

from built-in wardobes. The family bathroom features a panel-enclosed bath with shower over and tiled finishings.

Measurements are outlined as follows:

BEDROOM FOUR
11'3 x 8'9 (3.43m x 2.67m)

BEDROOM THREE
11'3 x 8'8 (3.43m x 2.64m)

BEDROOM TWO
11'3 x 9'7 (3.43m x 2.92m)

MASTER BEDROOM
11'3 x 9'6 plus wardobes (3.43m x 2.90m plus wardobes)

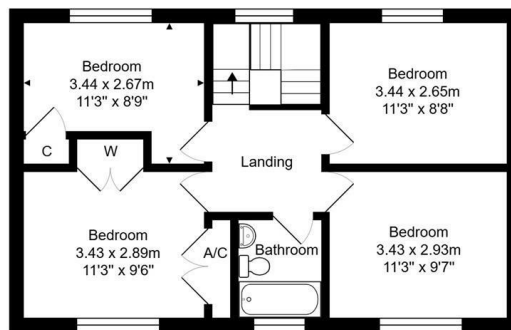
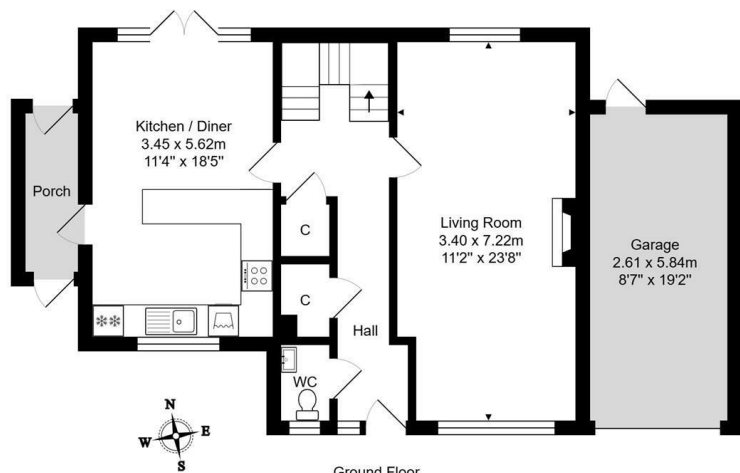
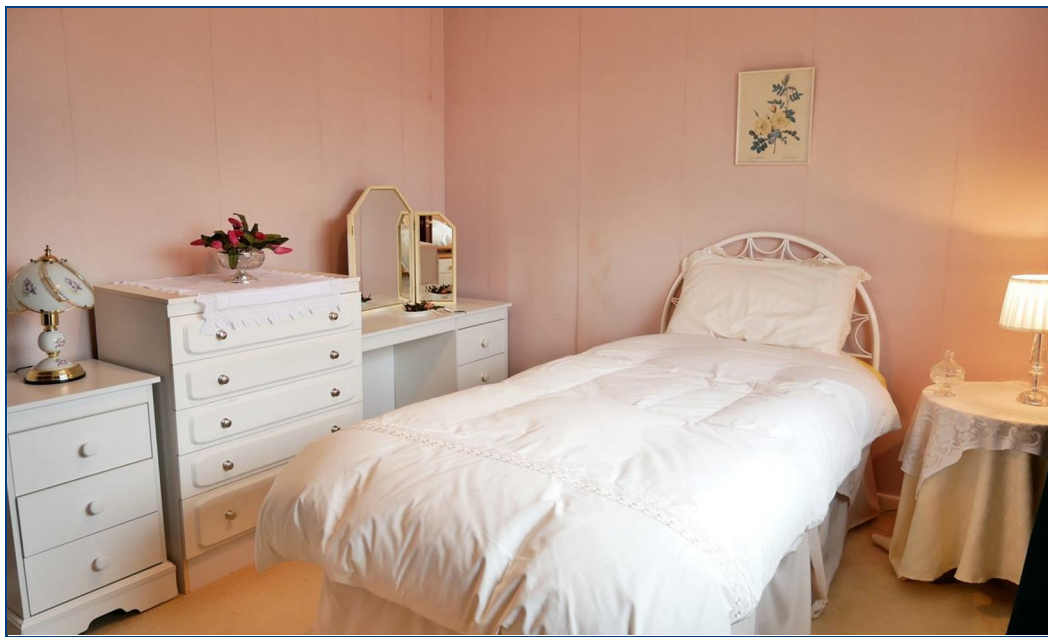
FAMILY BATHROOM
6'03 x 5'05 (1.91m x 1.65m)

EXTERNALS

Situated on a generous plot, this property features a charming front garden with a good amount of private driveway parking. There is a side porch for convenient access from the front to the rear of the property. The expansive rear garden features mature shrubs and trees and there is a patio area for alfresco dining. The majority of the garden is laid to lawn, providing an ideal area for recreation. There is gated side access.

Additionally, the garage (19'2 x 8'7) offers versatile use and features power and light. For access, there is a rear pedestrian door and an up-and-over door to the front.

Double-glazed windows and oil central heating.



Total Area: 112.6 m² ... 1212 ft² (excluding garage, porch)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcasassments.co.uk

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		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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