



Fir Grove, Calne
£435,000



NO CHAIN & VACANT POSSESSION! Fantastic parking (6/7 vehicles), large attached garage, gorgeous garden and a conservatory with bi-folds to enjoy the outside space. This detached village home gives you a dual aspect living space, quality kitchen, formal hall, guest cloakroom and a magnificent conservatory on the ground floor. The first floor gives you four bedrooms complemented by a period feel bathroom. The garage offers annex possibilities or the opportunity to build over and give another bedroom with en-suite(subject to permissions). The garden is a joy. There are areas of different character including patios, a place for a hot tub, shaped lawns and mature planting. The home has gas central heating and double glazing. Close to countryside and is presented beautifully.



LOCATION

The home is placed in Quemerford. 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. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

LOCAL FACILITIES

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 a good night time offering. Within walking distance of three local pubs, a post office shop and a recently opened Asda Express.

THE HOME

Outlined in a little more detail as follows;

FORMAL HALL

Stairs rise to the first floor. Doors open to the living room, fitted kitchen and to the guest cloakroom. Under stairs store cupboard. Space for display furniture.

GUEST CLOAKROOM

6'2 x 2'9 (1.88m x 0.84m)

The suite offers a vanity cabinet with an inset basin and a water closet. Feature timber paneling, dado and tile finish.

DUAL ASPECT LIVING SPACE

21' x 15'10 narrowing to 9'10 (6.40m x 4.83m narrowing to 3.00m)

A window views out over the deep front garden and drive parking. French doors open out into the conservatory. The living space offers room for a number of large sofas, generous dining table, chairs, dresser and further items of sizeable furniture. A door gives access to the kitchen and there is a feature dado.

BI-FOLD DOOR CONSERVATORY

11'9" x 11'9" (3.6m x 3.6m)

Bi-Fold doors to two sides open out to bring the garden naturally into the living space. Perfect for entertaining and offering a generous ceiling height. A wonderful room with multiple uses.

FITTED KITCHEN

14' x 10'6 (4.27m x 3.20m)

The kitchen has been carefully organised with the 'Cook' in mind. Two windows look out over the rear garden and a stable door opens out to the side. There is a selection of fitted wall and floor cabinets with work surfaces. These include glass fronted display and wine racks. Inset double sink and drainer with mixer tap plus drinking fountain. The focal point of the kitchen is a 'Smeg' range cooker with a stainless steel hood over and a mirrored cooker guard -creating a wonderful effect. Space has been allowed for a dishwasher and there is room for a washing machine with a dryer stacked above. Tile finishes.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. A window looks out to the side. An airing cupboard houses a 180 litre hot water tank.

MASTER BEDROOM

11'4 x 10'9 (3.45m x 3.28m)

A window offers a view out over the deep front garden and drive. The room can accommodate a large double bed plus further items of bedroom furniture to complement.

BEDROOM TWO

11'2 x 8'6 (3.40m x 2.59m)

Another double bedroom that faces out over the deep front garden. Again there is room for a double bed and extra furnishing.

BEDROOM THREE

10'4 x 8'2 (3.15m x 2.49m)

This bedroom offers a view out over the landscaped rear garden. There is ample room for a double bed and further furnishing.

BEDROOM FOUR

8'6 x 6'9 (2.59m x 2.06m)

The final bedroom is a generous single in size and views out over the landscaped rear garden. The room would also make a perfect study/office.

BATHROOM

6'6 x 6'6 (1.98m x 1.98m)

The bathroom is fully tiled and has a period feel. There is a deep, period style bath with shower over, a water closet and a vanity table with glass top and basin over. Contemporary chrome wall radiator and a window with privacy glass.

FRONT GARDEN

Screened by mature hedging there is a shaped lawn. There are ornamental trees that offer further screening and flower beds with planting.

GATED DRIVE PARKING

Five bar gates offer secure parking to the drive. The drive is graveled and can accommodate six/seven vehicles. From here there is access to the attached garage, gated side access and a wide, open porch to the front door.

ATTACHED GARAGE

Generous in size the garage has an electronically operated up and over door. A window looks out over the rear garden and a door opens to the garden also.

SIDE AREA

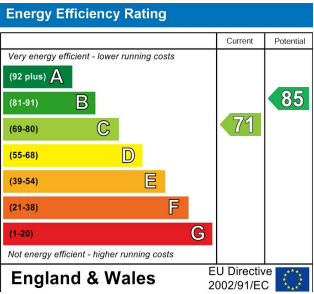
At the side of the home is an area with planters and a pretty storage shed. Gate give access to both the front and rear gardens.

REAR LANDSCAPED GARDEN

Enclosed and filled with an abundance of planting. To one side of the garden is a patio area for outside dining and placed adjacent to the kitchen. There is a further pergola covered patio area with trellis which is ideal for a hot tub or a further entertaining space. A shaped lawn sweeps around to the Bi-Fold conservatory. The garden has well stocked flower beds and ornamental trees.







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

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