



**Gregor Drive, Calne**  
**Offers In Excess Of £375,000**





Stunning Detached Family Home – Three bedrooms - Detached converted garage to offer a home office!

Built in recent times, this three-bedroom home is ideally located just a short walk from the town centre, local amenities and green spaces. Enjoying open views over a leafy green area to the front, the property offers spacious and versatile accommodation throughout. Inside, you'll find a bright and airy dining kitchen with patio doors opening onto a generous south-facing garden, a separate utility room and a convenient ground-floor cloakroom. The dual-aspect living room features a stylish bespoke media wall, while upstairs the principal bedroom boasts a large en-suite, complemented by two further well-proportioned bedrooms and a modern family bathroom. Outside, the home benefits from a private driveway and a detached garage that has been partly converted to provide a fully powered and lit home office, with a separate storage area at the front. Gas Central Heating & Double Glazing.





## Calne & Surrounding Areas

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 centers 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

Ideally placed with a short walk to a convenient store and the town centre. The home is in the catchment for multiple primary schools and also a secondary school. With countryside on the doorstep, there are excellent dog walks nearby and access to the 404 cycle route. A new bus service, the 40C, serves this residential development with a route into the town centre.

## Entrance Hall

The entrance hall is bright and welcoming and gives access to the kitchen, dining room and living room, as well as the stairs to the first floor. A carpeted stair runner with elegant stair rods adds a touch of sophistication to the staircase.

## Dining Kitchen

**18'6" x 9'6" (5.64m x 2.90m)**

Stretching across one side of the home is a fantastic dual-aspect dining kitchen, flooded with natural light and featuring French doors that open directly onto the rear garden—ideal for entertaining. The kitchen is well-appointed with a range of matching modern wall and base cabinets. A white one-and-a-half bowl sink with drainer and

an instant hot water tap sits beneath a window overlooking the garden, while integrated appliances include a 4-ring gas hob with extractor hood, white subway tiled splashback, and fan oven. There is an integrated fridge-freezer and dishwasher. A naturally defined dining area easily accommodates a large table and chairs. Additional features include a useful built-in storage cupboard, access to a separate utility room and cloakroom, and durable wood-effect laminate flooring throughout.

## Utility Room

**6'03 x 5'01 (1.91m x 1.55m)**

The utility room benefits from having space for two under-counter appliances. The combi boiler is also situated here. A door opens to the driveway at the rear of the property, and a further door leads to the cloakroom.

## Cloakroom

With a pedestal water closet and wash basin.

## Living Room

**18'02 x 10'02 (5.54m x 3.10m)**

A bright, dual-aspect room with a fantastic bespoke media wall feature! This well-proportioned room has ample space for sofas, armchairs, and other living room furniture. Fitted with carpet.

## First Floor Landing

The landing provides access to all three bedrooms and the modern family bathroom, as well as a useful airing cupboard with fitted shelving—ideal for linen storage.

## Principal Bedroom

**14'02 x 10'04 (4.32m x 3.15m)**

A generously proportioned principal bedroom featuring elegant panelling to one wall and a window with expansive views. The space comfortably accommodates a super king-size bed with bedside tables, along with additional furnishings. A door opens to the en-suite bathroom.

## En-suite

Comprising a luxury walk-in double shower, pedestal wash basin and water closet. Tiled finishings and Towel radiator.

## Bedroom Two

**10'07 x 9'3 (3.23m x 2.82m)**

Another bright room with two windows, with pretty green views of a beautiful oak tree at the front of the home. There is space for a double bed and further storage furniture.

## Bedroom Three

**9'02 x 7'06 (2.79m x 2.29m)**

A large third bedroom currently used as a dressing room, however offers ample space to also accommodate a double bed if required. A window opens over the rear garden.

## Family Bathroom

**6'2 x 7'3 (1.88m x 2.21m)**

A modern suite comprises a pedestal water closet, basin and panel-enclosed bath with a central mixer tap. The walls around the bath are tiled and there is a towel radiator. With a privacy glazed window facing the front.

## Externals

Outlined in further detail:

## Gardens

The professionally landscaped rear garden offers a variety of natural seating areas, creating the perfect setting for outdoor entertaining and relaxation. A set of steps leads to a hidden elevated area at the top of the garden, where you can enjoy stunning open views and a sense of privacy. Additional features include gated side access and a convenient door into the home office.

## Garage / Home Office

**9'10 x 18'9 (total size) (3.00m x 5.72m (total size))**

The detached garage has been thoughtfully divided into two sections: a fully powered home office to the rear (9'1 x 10), ideal for remote working or creative use, and a front storage area with enough space to open the up-and-over door—perfect for bikes, tools, or garden equipment. (9'1 x 8'10) Private tarmac driveway in front of the garage with a path leading to the side door.

## Note

The home is placed on a residential development where there is a service charge for the upkeep of the common areas. Please contact Butfield Breach for further details.









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		94
(81-91) B	83	
(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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