



**Watermint Way, Calne**  
**Asking Price £375,000**



A four bedroom detached home that includes a ground floor bedroom with an en-suite shower room (ideal annex, mature relative/teenage living or home working study). The home views over parkland and is placed in a quiet cul-de-sac. There is a wonderful landscaped garden that has a shaped lawn, circular patio, and a raised deck - perfect for entertaining. The first floor has three bedrooms complemented by a fully tiled bathroom. A large living room opens onto the rear garden, and there is a fitted dining kitchen, hall, plus a guest cloakroom. Two separate driveways offer parking for three vehicles. There is gas central heating and double glazing. The home is placed within a gentle walk to town facilities and idyllic country walks.



LOCATION

Ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen. The home is located opposite Chilvester Park and on the doorstep of country walks.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. To the south is Devizes and routes to Salisbury. The No 55 Bus links the train stations of Swindon and Chippenham. It runs around every 20 minutes during peak times and visits the towns plus villages in-between.

ENTRANCE HALL

Doors give access to the guest cloakroom, dining kitchen and to the living room. Window to the side. Stairs rise to the first floor.

GUEST CLOAKROOM

6'3 x 2'9 (1.91m x 0.84m)

Wash basin and a water closet. Window with privacy glass.

DINING KITCHEN

11' x 9'3 (3.35m x 2.82m)

A window looks out over the front and onto parkland beyond.

There is a selection of fitted wall and floor cabinets with work surfaces. The hob has both gas and induction rings. Stainless steel chimney hood. Electric oven. Tile finishes and space for a fridge freezer and a washing machine. The room is arranged to offer space for a dining table and chairs.

LIVING ROOM

16' x 12'6 (4.88m x 3.81m)

Generous in size, the room can happily accommodate a number of sofas and further items of living room furniture. A door gives access to the ground-floor bedroom four/study.

A window looks out over the rear garden. French doors open onto the garden and expand the living/entertaining space in fine weather. Deep store cupboard.

BEDROOM FOUR/STUDY/OFFICE

11' x 9'3 (3.35m x 2.82m)

A window offers a view out to the front and over parkland beyond. The room can accommodate a double bed and further furnishings. The room offers multiple use opportunities as an extra reception space, study, hobby or home working. Access to a loft area. A door opens to the shower room.

EN-SUITE SHOWER ROOM

8'10 x 4'4 (2.69m x 1.32m)

The suite offers a wash basin, water closet, and a shower cubicle. Chrome towel rail radiator. Window with privacy glass. Full height tiling.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Window and balustrade. Store cupboard and access to the loft.

BEDROOM ONE

11'3 x 9'4 plus wardrobes (3.43m x 2.84m plus wardrobes)

A window looks out over the rear garden. Recessed double wardrobe. There is room for a large double bed and further furniture.

BEDROOM TWO

10'1 x 9'4 (3.07m x 2.84m)

There is room for a large double bed and extra furniture. A window looks out over the front and onto parkland beyond. Recessed wardrobe.

BEDROOM THREE

8'6 x 6'6 (2.59m x 1.98m )

A generous single bedroom with a built-in wardrobe. A window looks out over the front and parkland. This room would make an ideal office/study.

FAMILY BATHROOM

6'6 x 6'4 (1.98m x 1.93m)

The suite offers a panel enclosed bath with a screen and a 'Rain Drop' shower over. A water closet and a wash basin set into a vanity. Chrome towel rail radiator. Window with privacy glass and full-height tiling.

FRONT BRICK DRIVEWAY

To the side of the home is a brick drive that offers parking for two vehicles.

TARMAC DRIVE PARKING

The home enjoys a further drive that allows parking for an extra vehicle.

ENCLOSED GARDEN

The rear garden is arranged for ease of maintenance and offers areas of different character and use. The garden is enclosed by both wall and fence has a side access gate.

The garden features a brick edged shaped lawn for lounging. There is a circular patio for outside dining and entertaining. A raised deck is perfect for a hot tub or a further place for outside furnishing. There are shingled areas for pot plant and raised bed display.

WORKSHOP SHED

7'9 x 6'2 (2.36m x 1.88m)

A window looks onto the garden. Power and light.



