



Sparrow Crescent, Calne
Asking Price £499,000



NO ONWARD CHAIN! A Modern Four-Bedroom Detached Home with Countryside Views. This impressive double-fronted detached home offers generous living spaces, a landscaped garden, a garage, and views across open green spaces. Built in recent years, the property offers four spacious double bedrooms, complemented by two en-suites and a luxurious four-piece family bathroom.

On the ground floor, a welcoming reception hall gives access to a study and a guest cloakroom. The living room and formal dining room are connected by double doors, creating a flexible living arrangement. The dining room offers patio doors into the garden and is connected to the modern kitchen, with a separate utility for added space and convenience.

Outside, the landscaped rear garden has been thoughtfully planned for privacy and relaxation, with space for entertaining. The property further benefits from a large garage, driveway parking, gas central heating, and double glazing throughout.



LOCATION

The property is situated to the north of Calne town centre, within a modern residential development, High Penn Park, surrounded by open green spaces and bordering the countryside—ideal for scenic walks. Calne town centre offers a wide range of shops, services, and amenities, while excellent transport links and a nearby Tesco superstore ensure everyday convenience.

THE HOME

Outlined in further detail, this 'Barbury Style' Hills Home built in 2023.

ENTRANCE HALL

A formal hall with doors that open to the living room, study, a guest cloakroom, and kitchen dining area. There is space for display furniture.

GUEST CLOAKROOM

Tile floor, water closet and a pedestal wash basin. Extractor fan.

STUDY

10 x 5'6 (3.05m x 1.68m)

Positioned at the front of the home with a window overlooking the green space beyond is the study, with space for a desk and further furniture.

LIVING ROOM

18'2 x 12'3 (5.54m x 3.73m)

The spacious living room features a deep splay bay window to the side and a large front window, filling the room with natural light. Double doors open through to the dining area, creating flow between the two spaces.

DINING AREA

16' x 11'3 (4.88m x 3.43m)

The dining area offers ample space for a large table and chairs, with patio doors opening directly onto the garden for easy indoor–outdoor living. Open to the kitchen, the layout is ideal for entertaining, while a partial partition provides a sense of natural separation between the spaces.

OPEN KITCHEN

13'1 x 11'3 (3.99m x 3.43m)

The modern kitchen is fitted with stylish sage green wall and floor cabinetry, complemented by wood-effect worktops and under-cabinet lighting. Storage is plentiful, with a range of cupboards and quality integrated appliances including a dishwasher, fridge, freezer, microwave oven, and a range cooker with a five-ring gas hob. An inset one-and-a-half sink

with a drainer sits beneath a window overlooking the rear garden. There is the benefit of a fitted water softener and a door that leads through to the utility room for added convenience.

UTILITY ROOM

9'10 x 5'7 (3.00m x 1.70m)

Fitted with extra cabinetry, this handy utility room provides the ideal space for laundry appliances, and there is also a second sink. The wall-mounted boiler is located here and serviced yearly.

FIRST FLOOR LANDING

An open circular landing with doors to all four of the bedrooms, a family bathroom, and an airing cupboard with shelving.

PRINCIPAL BEDROOM

14'1 x 12 (4.29m x 3.66m)

A spacious bedroom, easily accommodating a super king-size bed along with additional furniture. The room benefits from two sets of built-in double wardrobes, providing ample storage. There is also space for a dressing area. A large front-facing window overlooks pleasant green space, filling the room with natural light.

EN-SUITE

8'3 x 4'4 (2.51m x 1.32m)

A large en-suite with a privacy window, comprising a double shower with a glass screen. Water closet and Pedestal wash basin. Modern and neutral tile finishings, chrome towel radiator.

BEDROOM TWO - GUEST SUITE

13'6 x 9'10 (4.11m x 3.00m)

This style of home provides a generous guest room with an en-suite, and there is also a built-in double wardrobe. A window looks out over the front garden and countryside beyond. Space for a super king-size bed.

GUEST EN-SUITE

Double walk-in shower, water closet, and a pedestal wash basin. Tile floor and tile finishes. Chrome towel rail radiator, Privacy-glazed window.

BEDROOM THREE

13'3 x 9'6 (4.04m x 2.90m)

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

BEDROOM FOUR

12'6 x 9'7 (3.81m x 2.92m)

Also positioned at the rear of the property, this generous fourth bedroom can also accommodate a double bed and further items of bedroom furniture.

FAMILY BATHROOM

9'10 x 6'9 (3.00m x 2.06m)

The suite comprises a panel-enclosed bath with a mixer tap, a generous walk-in double shower, a pedestal wash basin, and water closet. Additional features include a chrome towel rail radiator, shaver point, and a window with privacy glass. The room is finished with tiled flooring, complementary wall tiling, and an extractor fan.

EXTERNALS

Situated on a fantastic plot overlooking a dedicated green space with trees and shrubs. The home has ornamental gardens to the front and side, giving it a nice position away from the road. Outlined in further detail as follows:

DETACHED SINGLE GARAGE

The property benefits from a substantial detached garage positioned to the rear, with a private driveway in front providing side-by-side parking for two vehicles. The garage is accessed via an up-and-over front door as well as a convenient pedestrian side door. It is fully fitted with power, lighting, and additional sockets, and also offers valuable eaves storage space.

GARDEN

The garden has been thoughtfully landscaped to create a variety of seating areas for relaxation. An extended patio provides ample space for outdoor dining with a table and chairs, while the main lawn offers an open area. A shingle path leads to a raised deck, perfectly suited for a bench or additional seating. Attractive raised beds add opportunities for further planting and colour throughout the seasons. A rear gate, accessed via steps with a railing, connects the garden to the driveway and garage.

NOTE

Annual estate maintenance contribution with Warwick Estates, £330 per annum.

Wiltshire Council Tax Band: F

All mains services.

8 years remaining on NHBC certificate





The Barbury



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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



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

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