



Wessington Park, Calne
Price Guide £499,000



SALE AGREED! A beautifully extended detached bungalow offering stunning open countryside views and a spacious rear garden. Offered for sale with no chain and vacant possession, this home boasts a fantastic open-plan living area, fitted kitchen, utility room, a conservatory, three bedrooms and two modern bathrooms. There is also an integral garage and private driveway.

The property is presented in excellent condition with high-quality finishes throughout. The rear garden is a real highlight, featuring a large patio, mature planting, a lawned area and a charming brook. The side garden includes a vegetable plot and greenhouse, perfect for those with a green thumb. Additional benefits include excellent energy efficiency thanks to solar panels, providing a fantastic EPC rating. This is a rare opportunity to secure a beautiful, move-in-ready home with countryside views of the iconic Cherhill Monument, located in a popular location south of the Calne town centre.



Location

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. Wessington Park, as the name suggests, has the focal point of a recreational park. The Quemerford area features two converted Historic Mills with one having a Mill Leat. From the home there are idyllic country and riverside walks on the doorstep.

Porch

Upvc porch ideal for outdoor wear storage.

Inner Hall

A wide and welcoming entrance hall, with the benefit of two storage cupboards. Doors open to the rest of the living accommodation. Hardwood flooring.

Open Plan Living / Dining Room

17'9 x 26'10 (5.41m x 8.18m)

A beautifully extended social space featuring a welcoming living area with a fireplace and a large front-facing window, complemented by hardwood flooring that flows into the dining area, offering ample space for a family table and chairs. The open-plan design continues into the modern kitchen, while patio doors open seamlessly into a bright conservatory, creating a perfect setting for both everyday living and entertaining.

Fitted Kitchen

12'6 x 8'8 (3.81m x 2.64m)

The modern fitted kitchen is equipped with a range of wall and base cabinets, complemented by solid granite worktops. An integrated sink is set beneath a window enjoying views over the rear garden and towards the Cherhill Monument. Also included are the electric oven and hob. There is also space provided for a dishwasher and fridge freezer. Tiled flooring.

Conservatory

11'11 x 9'5 (3.63m x 2.87m)

Accessed via the dining area, a perfect space to enjoy views over the impressive garden. Built with a brick base with UPVc windows and a reflective roof. Patio doors open to the large patio.

Main Bathroom

A modern suite that is fully tiled, comprises a water closet, wash basin and panel-enclosed bath with a shower over and a glass screen. Privacy glazed window.

Master Bedroom

15'11 x 11'3 (4.85m x 3.43m)

The master bedroom is dual aspect and features a bank of fitted wardrobes. There is space for a king-size bed and side tables. A door opens to the en-suite.

En-suite

A modern white suite, fully tiled. Comprises a small wall-hung wash basin, water closet, and a shower cubicle with a folding glass screen.

Bedroom Two

12'10 x 8'3 (3.91m x 2.51m)

A window opens to the side of the home, space allows for a double bed and there is a built in wardrobe.

Bedroom Three

9'9 x 8'8 (2.97m x 2.64m)

A generous third bedroom that could also accommodate a double bed if required, currently used as an office/ study with a single bed for guests.

Utility Room

8'10 x 8'5 (2.69m x 2.57m)

Accessed via the garage or garden. Plenty of storage space with plumbing for a washing machine appliance.

Garage

17'10 x 9 (5.44m x 2.74m)

The integrated garage can be accessed via an electric roller door to the front or internally from the living room. Benefitting from power and light, it provides excellent storage space, with the solar panel battery neatly mounted on the wall. A door at the rear gives access to the handy utility space.

Driveway

This bungalow boasts excellent curb appeal, featuring a brick-paved driveway with raised beds and ornamental planting, providing parking for multiple vehicles. The garage is accessed via an electric roller door with the bonus of an electric car charger and gated side access leads to the rear garden

Notes

Council Tax Band: D

All mains services.

Gas combi boiler installed in 2022.

Owned solar panels installed in Nov 2022 and connected to a 3.3 kW Battery.

Electric Car Charger Point Installed.

Rear & Side Garden

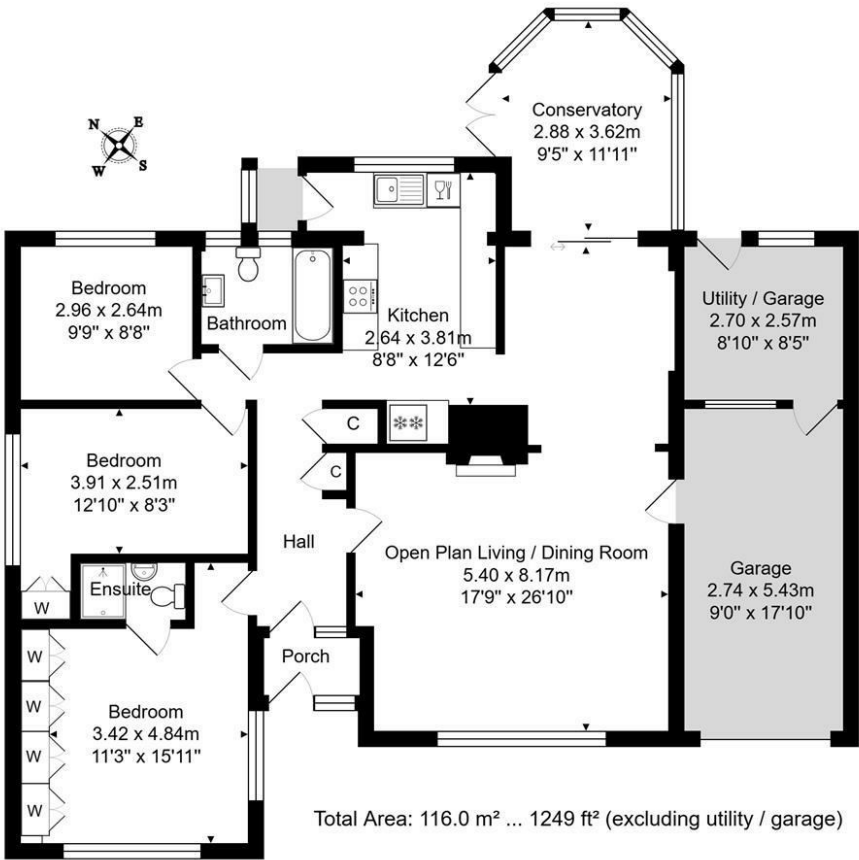
A gardener's paradise, the tiered garden enjoys open countryside views towards the local White Horse monument and rolling hills. A large patio provides the perfect space for outdoor dining, while to the side of the home there is a vegetable garden and an impressive greenhouse. The garden is thoughtfully arranged with beautiful shrubs and seasonal planting. A side path with steps leads down to a summer house on a solid base, overlooking the lawn area dotted with small trees. At the bottom, a babbling brook meanders along the boundary, creating a tranquil and picturesque feature







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



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. www.epcassessments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	83
EU Directive 2002/91/EC		

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