



Snowhill, Calne
£479,950



A four bedroom village home that has multiple parking and a magnificent 30ft 9" (9.37m) granite finished living dining kitchen. The ground floor has a large formal hall, living room, guest cloakroom, study, utility, and a breathtaking kitchen. Placed in the village of Hilmarton plus close to Goatacre village and Lyneham. There are country walks on the doorstep. The first floor has four double bedrooms complemented by a family bathroom and an en-suite to the master. The rear garden is enclosed and landscaped in a number of terraces and organised with ease of maintenance and relaxation in mind. The front garden also has areas for relaxation and entertaining. There is double glazing and central heating.



FORMAL HALL

14'8 x 8'7 (4.47m x 2.62m)

An impressive hall that offers space for large items of furniture for display or as an extra study area. Stairs curve up to the first floor and there is a door to the study. There is an opening to the inner lobby.

STUDY

8' x 6'6 (2.44m x 1.98m)

A window offers a view out over the front landscaped garden. There is room for a desk and supporting office furniture.

INNER LOBBY

Doors open to the living room, guest cloakroom and to the living dining kitchen. Access to the under-stairs store.

GUEST CLOAKROOM

6' x 3'9 (1.83m x 1.14m)

Water closet and a wash basin in a period style. Window with privacy glass. Stone tile floor.

LIVING ROOM

16' x 10'9 (4.88m x 3.28m)

A window gives a view out over the front landscaped garden. There is a fire surround with a fireplace and timber mantle. There is room for sofas and further items of living room furniture.

LIVING DINING KITCHEN

30'9 x 13'9 narrowing to 11'10 (9.37m x 4.19m narrowing to 3.61m)

The room is organised to offer natural culinary and dining areas. Expansive in size it allows room for a large dining table, chairs, and a sofa if required. There is a large selection of fitted wall and floor cabinets with granite work surfaces. There is the feature of both a peninsular and an island unit- ideal for barstools. The island unit has a curved granite top and an inset woodblock work surface. Inset Butler-style sink. The units include two fridge freezers, an integrated dishwasher, and two microwave ovens. There is a larder unit and pan drawers. Inset electric hob and contemporary filter hood over. Windows look out over the rear garden and French doors open out onto the garden also. Stone floor. Access to the utility.

UTILITY

11'9 x 9' (3.58m x 2.74m)

The utility is arranged to offer space for a washing machine, dryer, and further items of machinery. A selection of fitted wall and floor cabinets plus an inset sink and drainer. Window to the side and a glazed door opens to the side access.

FIRST FLOOR LANDING

Doors give access to all four of the bedrooms and to the main bathroom.

MASTER BEDROOM

16'10 x 10'6 plus wardrobes (5.13m x 3.20m plus wardrobes)

A window offers a view out over the front garden and countryside beyond. To one side of the room is a wide built-in wardrobe with sliding doors. The central section being a large mirror for dressing. There is room for a super king-size bed and further items of furniture.

MASTER DRESSING

Access to the en-suite. Extensive hanging and shelving.

MASTER EN-SUITE

8'6 x 5'8 (2.59m x 1.73m)

Corner shower cubicle with both rain head and handheld showers. Water closet and a vanity cabinet with inset basin. Chrome towel rail radiator. Window with privacy glass and space for display furniture. Full height tiling to all walls.

BEDROOM TWO

13'9 x 9'4 (4.19m x 2.84m)

A window offers a view out over the front garden and to the countryside beyond. There are built-in wardrobes, dressing table, and cabinets. Space for a double bed and further furniture.

BEDROOM THREE

14'1 x 9'10 (4.29m x 3.00m)

This bedroom also has extensive bedroom furniture with wardrobes, a built-in dressing table, drawers plus bedside cabinets. A window views out over the rear landscaped garden.

BEDROOM FOUR

20'1 x 7' (6.12m x 2.13m)

Two windows offer a view out over the rear landscaped garden. There is room for a double bed and extra furniture.

FAMILY BATHROOM

7'3 x 6'6 (2.21m x 1.98m)

The modern suite offers a shaped panel enclosed bath with shower screen and shower over. Water closet and a pedestal wash basin. Airing cupboard with hot water tap. Chrome towel rail radiator. Full-height tiling to all walls and a tile floor. Extractor fan.

FRONT DRIVE PARKING

To the front of the home is a graveled parking area with gates. The area can accommodate around five/six vehicles. There is ornamental planting and a large store. A gate gives access to the front garden.

FRONT GARDEN

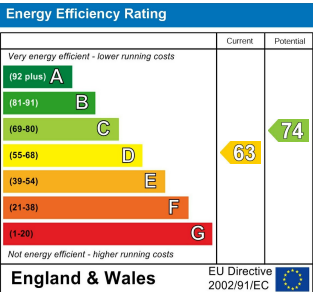
This garden area has a lawn, a deck with a balustrade for outside relaxation, shingled areas, and a selection of flower beds with mature planting. There is a side access to the rear garden and steps rise up to the front access door.

REAR GARDEN

The garden at the rear is arranged in sections. The inner section offers a large shingled area for tables and chairs- perfect for lounging and entertaining. Steps rise up to the middle garden which again is arranged for outside dining and entertaining. To one side is a greenhouse. Steps rise up to the remainder of the garden which has mature planting.







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

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