



**Fir Grove, Calne**  
**£415,000**



## Fir Grove, Calne

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A detached home that is placed on a corner plot of around 80ft x 80ft approx (24.4 x 24.4m approx). There is parking for a multitude of vehicles, as there is a 47ft drive for three vehicles leading to a garage and a separate gated parking area for a further four vehicles. The home offers you four generous bedrooms, with three having fitted bedroom furniture, and is complemented by a wet room. The ground floor gives you an entrance porch, hall, guest cloakroom, fitted kitchen and a dual aspect 20ft 9 x 16ft dual aspect living space. The home is double glazed and gas centrally heated. The plot offers you three garden areas- An enclosed patio garden, an enclosed garden for storage and a large main garden with the gated parking of around 80ft x 50ft (24.4m x 15.24m). Placed on the doorstep of the wonderful countryside and the Cherhill White Horse.



## LOCATION

The home is placed on a private estate in Quemerford. It is surrounded by some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

## LOCAL AMENITIES

The home is within easy reach of a number of primary schools - Cherhill, Holy Trinity and one at Heddington. The market town of Calne is a short distance away with two leisure centres, supermarkets, medical centres, a secondary school/academy. Within walking distance of three local pubs, a post office shop and a recently opened Asda Express.

## THE HOME

This detached home is outlined in a little more detail as follows;

### ENTRANCE PORCH

Space for display. Access to the entrance hall.

### ENTRANCE HALL

Doors give access to the living space, fitted kitchen and guest cloakroom. Stairs rise to the first floor.

### GUEST CLOAKROOM

6'3 x 2'8

Water closet and a vanity cabinet with an inset basin. Window with privacy glass.

### LIVING SPACE

20'9 x 16'

A large dual aspect room that offers natural areas for lounging and dining. A window views out over the deep front garden and gated parking. Patio doors open out onto the enclosed patio garden. The living space offers room for a number of large sofas, a generous dining table, chairs, a dresser and further items of sizeable furniture.

### KITCHEN

13'2 x 9'7 maximum

A window looks out to the side and a door opens onto the rear drive. There is a selection of fitted wall and floor cabinets with work surfaces. Inset one and a half sink and drainer. Built-in double oven. Inset gas hob and hood over. Tile finishes.

### FIRST FLOOR LANDING

Doors give access to the bedrooms and to the wet room.

## MASTER BEDROOM

11' x 10'6

A window looks out to the front. There are built-in wardrobes and high level storage cabinets. Space for a double bed.

## BEDROOM TWO

11'10 x 8'2 plus wardrobe

Recessed deep wardrobe. High level store cabinets. Space for a double bed. A window looks out over the front.

## BEDROOM THREE

9'7 x 8'1

Built-in corner wardrobe. High-level cabinets and bedside cabinets. Space for a double bed. Window to the side.

## BEDROOM FOUR

8'6 x 6'9

Space for a bed and further furniture. Window to the side. The room would make an ideal study/office or hobby room.

## WET ROOM

6'9 x 6'6

Comprising a shower, a water closet and a wash basin. Window with privacy glass. Tiling.

## THREE VEHICLE DRIVE

At the rear of the home, there is a drive for up to three vehicles. The drive leads to the garage, kitchen door and a gate to the enclosed patio garden.

## GARAGE

A single garage with up and over door. Side window looking onto the enclosed patio garden

## GATED DRIVE & LARGE SOUTHERLY GARDEN

80' x 50' approx

A large southerly garden that is laid to lawn in the majority. It has a hedge and a fence surrounding it. Ideal for recreation and future cultivation. Gate to the enclosed garden and access to the front door.

A five-bar gate opens to a gravel area that can park a number of vehicles.

## SOUTHERLY ENCLOSED PATIO GARDEN

32'6 x 22'9 approx

Enclosed patio garden that offers good privacy. Perfect for outside dining, entertaining, and pot plant display. Gate to the storage garden

## STORAGE GARDEN

22'9 x 14'6 approx

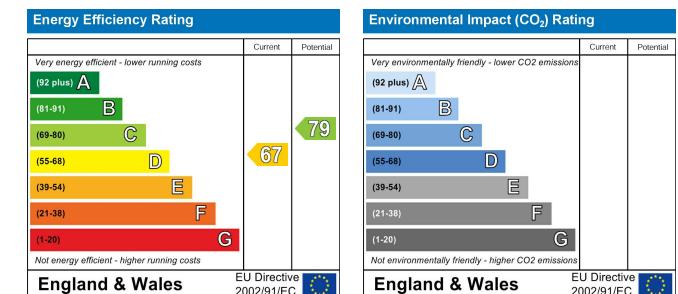
An enclosed area with two storage sheds, and space for further storage.



## Area Map



## Energy Performance Graph



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