



Low Lane, Calne
£415,000



A beautifully extended four bedroom detached property located in a sought-after area south of Calne, offering spacious and versatile living accommodation. The ground floor includes a cloakroom, a modern dining kitchen, a generous living room, a conservatory and a study or fourth reception room. Upstairs, there are four well-proportioned bedrooms and a modern shower room. The top-floor master bedroom features a wet room en-suite. Externally, the property benefits from a south-facing courtyard garden and ample off-road parking on a brick-paved driveway.



CALNE & SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

THE HOME

Positioned on the south side of Calne just off Anchor road, this is an ideal situation within walking distance of town, local schools, and countryside walks.

ENTRANCE HALL

Upon entering the home there is a good-sized hallway with a cupboard for storage and finished with wood laminate flooring.

CLOAKROOM

Consisting of a water closet and a wash basin. Window to the side.

KITCHEN DINING

13 x 12 (3.96m x 3.66m)

A modern fitted kitchen with sleek wall and base units, multiple pan draws and organisers. Integrated appliances include a washing machine, dishwasher, freezer, chest-height double oven, induction hob with extractor hood over and microwave. There is a sink and a half with a drainer under a window overlooking

the private front garden. Discreetly located in a corner cupboard is also the wall-mounted boiler. Ideal for entertaining, there is ample space for a dining table and chairs and a free-standing fridge.

LIVING / DINING ROOM

19'3 x 12'7 (5.87m x 3.84m)

Stretching across the rear of the home is a generous living/dining room with space to accommodate multiple large sofas and display furniture. The room is configured to allow a natural divide for a dining table and chairs. Patio doors open into the conservatory.

CONSERVATORY

11'6 x 10 (3.51m x 3.05m)

The half-brick style conservatory gives access through double doors to the rear patio garden and also into the study/ fourth reception room. Tiled flooring.

STUDY/ FOURTH RECEPTION ROOM

8'9 x 13'3 (2.67m x 4.04m)

Once part of the garage, this fourth reception room gives a flexible additional space to the downstairs accommodation, making an ideal work-from-home space or kids playroom. There is a door into the storage section that remains of the garage. This space is ideal for storage and a tumble dryer.

FIRST FLOOR LANDING

The landing gives access to all three bedrooms and the family bathroom, as well as a further door that opens to the master suite landing.

MASTER SUITE

16'10 x 15'4 (5.13m x 4.67m)

From the first-floor landing a door opens to a separate landing area with built-in wardrobes with mirror fronts and stairs rise to the top-floor master suite. The top-floor loft conversion is beautifully finished with hardwood flooring and two large Velux windows, filling the room with natural light. A door opens to the wetroom-style en-suite and there is access to eaves storage.

EN-SUITE

Featuring a wet room style power shower with a water closet and wash basin. Fully tiled.

BEDROOM TWO

12'5 x 9'10 (3.78m x 3.00m)

The guest room is a spacious double that can comfortably accommodate a king-size bed with over-bed storage. The built-in unit includes convenient cupboard storage as well as additional hanging space. Wood effect flooring.

BEDROOM THREE

12'1 x 9'1 (including wardrobe) (3.68m x 2.77m (including wardrobe))

Currently, the owners use this room as an office with a large built-in storage cupboard with hanging space. However, this room could be used as a generous single or double if desired.

BEDROOM FOUR

9'7 x 9'1 (2.92m x 2.77m)

Positioned to the front of the home, bedroom three can easily accommodate a double bed and features built-in wardrobes. Wood effect flooring.

SHOWER ROOM

6'5 x 5'5 (1.96m x 1.65m)

A contemporary shower room with a double walk-in shower, combination vanity unit with basin and water closet. Chrome finishings, partly tiled with wall panels and a large wall-mounted mirror. Privacy glazed window to the side.

EXTERNALS

Outlined in further detail as follows:

GARDEN

South-facing low maintenance garden to the rear with a secret side garden with lawn and shingled seating area. There is also a garden shed, side access to the front garden which is brick paved and ideal for potted plants.

GARAGE & PARKING

The garage has been mostly converted to offer the fourth reception room however there is still some storage space and the original up-and-over door is still in place. In front of the garage door is parking for two vehicles on a brick-paved driveway.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.