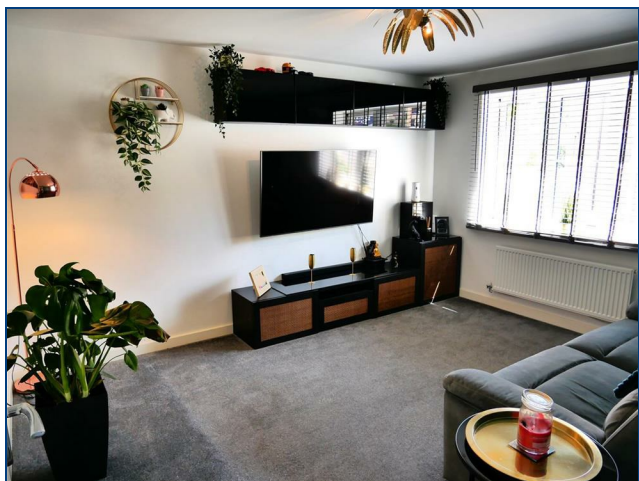




Henly Avenue, Calne
Offers In Excess Of £400,000



A double fronted detached home with four double bedrooms and a magnificent landscaped garden created by the owners. The garden features a large terrace with glass balustrade which is perfect for outside dining, entertaining or just relaxing. The ground floor of the home has a formal hall, living room, separate family room, utility, guest cloakroom and a large fitted dining kitchen that opens onto the terrace. The first floor has a large gallery landing and the bedrooms are complemented by a family bathroom plus an en-suite to the master bedroom. Three car drive/parking is placed to the side of the home and leads to the garage. The home is gas centrally heated and double glazed. The area has a number of green spaces, local facilities and country walks are on the doorstep.



LOCATION

The property is positioned on a modern development that has been built in recent years. Ideally placed with a short walk to a convenience store. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent walking, dog walking routes and access to the 404 cycle route.

FORMAL ENTRANCE HALL

The hall connects the living room, family room, dining kitchen and stairs rise to the first floor. Space for display furniture.

LIVING ROOM

13'6 x 11' (4.11m x 3.35m)

The room can happily accommodate a number of sofas and further items of living room furniture.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

FAMILY ROOM/OFFICE

10'10 x 10'1 (3.30m x 3.07m)

Another large reception space. Ideal as a spacious home office or as an extra living room that allows for sofas and further furniture.

FITTED DINING KITCHEN

20'3 x 9'7 (6.17m x 2.92m)

The room is arranged to offer natural dining and culinary areas. French doors open out onto the rear terrace and expand the living space in fine weather. A peninsular unit offers a natural divide between the two areas and is perfect for bar stools. There is a door to the utility room and the room is arranged as follows;

DINING AREA

This section of the room offers space for a large dining table and chairs. This area is placed adjacent to the French doors.

KITCHEN AREA

There is a selection of quality fitted wall and floor cabinets with work surfaces. Integrated hob, oven and hood over. Space has been allowed for a dish washer and a fridge freezer. A window looks out over the rear terrace and garden. Inset one and a half sink and drainer.

UTILITY ROOM

6'4 x 5'4 (1.93m x 1.63m)

Doors lead to the guest cloakroom and to the rear terrace. Floor cabinet and worktop. Space has been allowed for a washing machine and a dryer.

GUEST CLOAKROOM

5'8 x 3'6 (1.73m x 1.07m)

Water closet and a pedestal wash basin. Window with privacy glass.

GALLERY LANDING

8'9 x 8'4 (2.67m x 2.54m)

The landing offers a great area for display, furniture or extra study space. Doors lead to the bedrooms and to the main bathroom. Balustrade and a window.

FAMILY BATHROOM

8'3 x 6'9 (2.51m x 2.06m)

The room is tiled and there is a window with privacy glass. The suite offers a water closet, pedestal wash basin and a panel enclosed bath with shower screen and shower. There is room for display furniture.

MASTER BEDROOM

13' x 11' (3.96m x 3.35m)

A window offers out over the rear garden, small park with oak tree and far reaching views beyond. The room can support a super king size bed, wardrobes and further furniture. Door to the en-suite.

MASTER EN-SUITE

Window with privacy glass and tiling. Recessed shower cubicle, wash basin and a water closet. Room for display.

BEDROOM TWO

11'10 x 9 (3.61m x 2.74m)

This room is a generous double with room for a king size bed and extra furnishing. A window looks out over the front.

BEDROOM THREE

10' x 9' (3.05m x 2.74m)

The third bedroom is also a good double in size. Space for a king size bed and extra furniture to support.

BEDROOM FOUR

7'9 x 7'9 (2.36m x 2.36m)

A window looks out to the front. At present the room is used as a guest room with double bed. This room would also make a good study, office or hobby/craft room.

FRONT GARDEN

Organised with ease of maintenance in mind. A path leads to the front door which has a pretty storm awning over. There are shingled areas and raised flower beds.

THREE CAR DRIVE & PARKING

To the side of the home is a drive leading to the garage and extra parking. Access to the rear garden.

REAR LANDSCAPED GARDEN

The garden is enclosed and is child, dog and cat friendly. Arranged over two levels as follows

THE TERRACE

36'1" x 7'10" approx (11m x 2.4m approx)

The terrace stretches across the rear of the home and is impressive in size. There is a glass balustrade and steps lead down to the lower garden. The terrace can accommodate a gazebo, table, chairs, loungers and barbeque quite happily. A wonderful area for outside dining, entertaining or just relaxing.

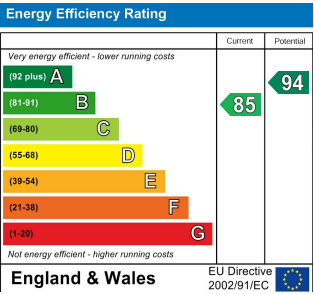
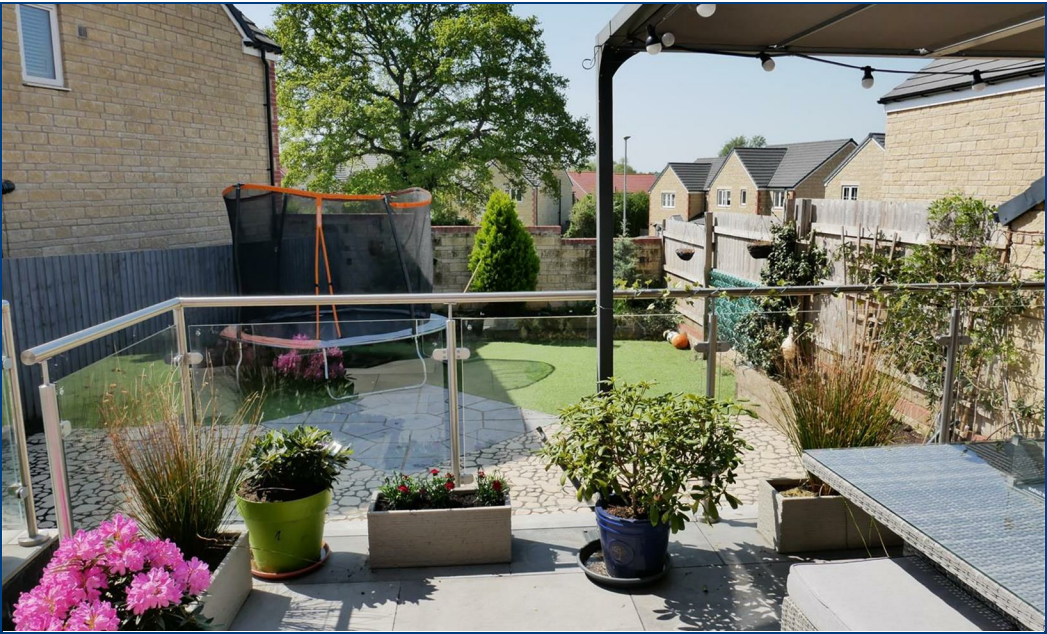
LOWER GARDEN AREA

This garden is again organised for ease of maintenance. There are shaped patio areas, artificial lawn and raised flower beds.

LOCATION







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.