



2 Wren Court  
Calne

GOODMAN WARREN BECK



# 2 Wren Court, Calne, SN11 8LW

A modern beautifully presented five/six bedroom detached house situated in a small cul-de-sac on the eastern edge of town with a rear garden backing directly onto open farmland enjoying views over and beyond. The spacious and flexible accommodation approaching c.2500 sq ft is arranged over three floors with the ground floor offering a welcoming reception hall with cloakroom, good size sitting room, separate dining room with French doors to the garden, kitchen/breakfast room with a range of fitted units and utility room. The first floor boasts a guest bedroom with built-in wardrobes and en-suite shower, another bedroom with en-suite, two further bedrooms and a family bathroom. The top floor is currently utilised as the 'master suite' with large double bedroom, generous dressing room and a Jack and Jill en-suite shower room. Other benefits include double glazing and gas central heating. To the front is an area of lawn and driveway providing off road parking. The rear garden is landscaped and fully enclosed with two patio areas and lawn.

### Situation

Wren Court is an exclusive cul-de-sac of just nine homes on the southern outskirts of Calne. Calne is a small market town on the edge of the North Wessex Downs, an Area of Outstanding Natural Beauty and a great example of Wiltshire's timeless beauty. The town itself has a small mix of shops including high street names and independent traders, as well as a range of other facilities to include cafes, leisure centres, a range of preschools and primary schools and a secondary school. Nearby towns of Devizes, Chippenham, Marlborough and Swindon offer more extensive amenities.

### Accommodation Comprising

Composite entrance door to:

### Reception Hall

Stairs to first floor. Radiator. Wooden flooring. Doors to:

### Cloakroom

Radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Storage cupboard. Wooden flooring. Extractor.

### Sitting Room

Double glazed window to front. Double glazed window to side. Two radiators. Glazed double doors to:

### Dining Room

Double glazed French doors to rear. Radiator. Door to:

### Kitchen/Breakfast Room

Double glazed window and French door to rear. Radiator. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with stainless steel splashback and extractor over. Built-in eye level double oven and microwave. Integrated dishwasher and fridge/freezer. Wooden flooring. Door to:

### Utility Room

Obscure double glazed door to side. Radiator. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with cupboard under. Space and plumbing for automatic washing machine. Space for tumble dryer. Wooden flooring.

### First Floor Landing

Stairs to second floor. Radiator. Cupboard housing hot water tank. Doors to:

### Front Garden

Laid to lawn with path to front door. Driveway leading to the garage providing off road parking.

### Garage

Electric roller door. Wall mounted gas fired boiler for central heating and hot water. Power and light.

### Rear Garden

Backing directly onto open farmland and enjoying far reaching views. Fully enclosed by fencing with pathway leading to gated side access. Extensive patio area with lawn beyond and further paved seating area. Outside tap.

### Directions

Take the A4 from Chippenham to Calne. On entering the town remain on the A4 towards Marlborough. Proceed along the London Road which then becomes Quemerford. Wren Court can be found on the left hand side and when you turn into the cul-de-sac the property can be found on the right hand side.

## GOODMAN WARREN BECK

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## Price Guide £525,000

### Guest Bedroom

Double glazed window to front. Radiator. Two built-in double wardrobes. Door to:

### En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

### Bedroom Three

Double glazed window to rear. Radiator.

### En-Suite Shower Room

Obscure double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

### Bedroom Four

Skylight to front. Double glazed window to side. Two radiators. Access to eaves storage.

### Bedroom Five

Double glazed window to rear. Radiator.

### Family Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor. Mirror with lighting over.

### Second Floor Landing

Radiator. Doors to:

### Master Bedroom

Skylight windows to front and side. Two radiators. Access to eaves storage. Door to Jack & Jill En-Suite.

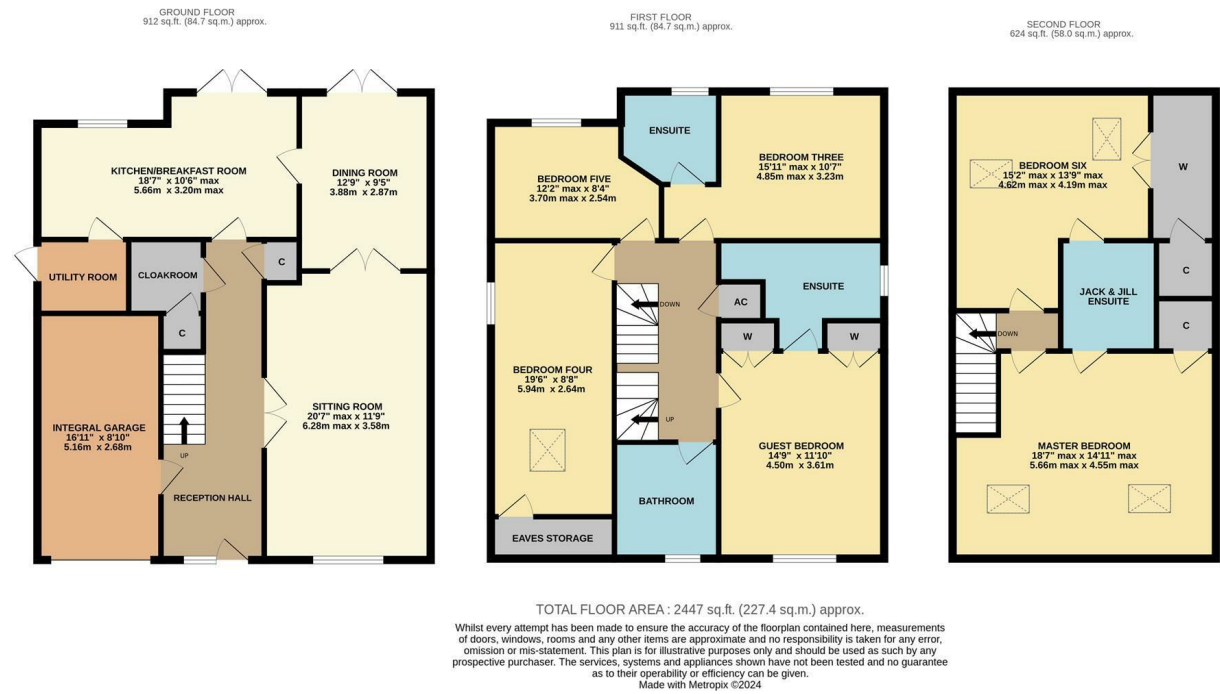
### Bedroom Six

Skylight window to side and rear. Radiator. Deep walk-in wardrobe with access to eaves storage. Door to Jack & Jill En-Suite

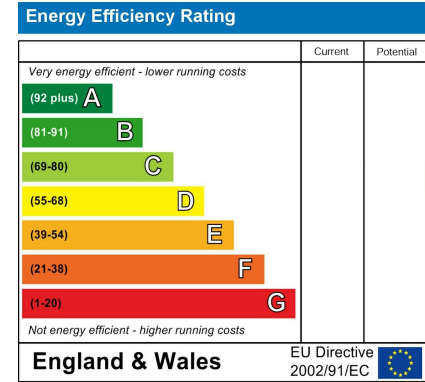
### Jack & Jill En-Suite

Radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

### Outside



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)