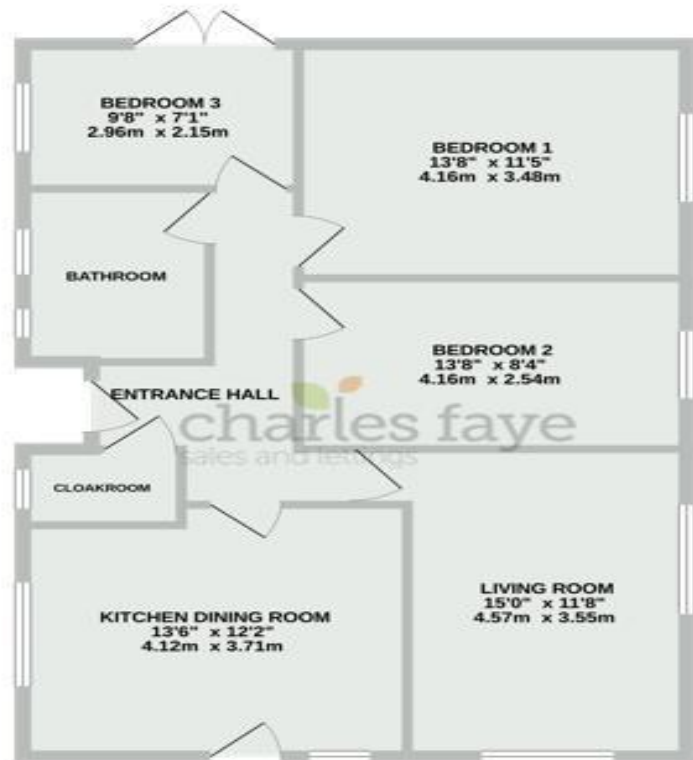


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and proceed straight over at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Cherhill. Upon entering Cherhill, take the first turning on the right into Middle Lane and the property can be found a little way along on the left hand side.



TOTAL FLOOR AREA: 805 sq. ft. (74.4 sq. m.) approx.
Made with Metaphor 02/09

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 of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

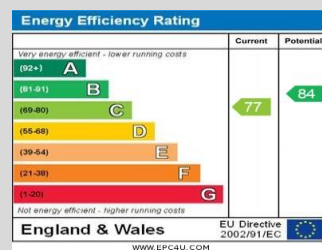
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



Holmleigh Middle Lane
Cherhill, SN11 8XX

£550,000

'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

An exceptional 3 bed detached bungalow, impeccably presented and comprehensively renovated and occupying a generous plot. Light, sophisticated interiors, quality flooring and a wealth of modern enhancements create a refined and welcoming atmosphere. The accommodation comprises an impressive reception room, a stylish kitchen/dining room with integrated appliances, 3 generously proportioned bedrooms, a luxurious family bathroom and a separate cloakroom. French doors open directly onto the expansive rear garden, connecting the elegant interiors and the outdoors. The substantial plot further enhances the property's appeal, and provides off street parking for several vehicles. Planning has been submitted for a detached lodge within the garden, with potential for ancillary accommodation, a private home office, guest suite or additional income, subject to the necessary consents. A truly rare turnkey property offering sophisticated contemporary living, an enviable garden and outstanding potential to create an exceptional long term home.

- | | |
|---|---|
| <ul style="list-style-type: none">▪ Village Location▪ Stuning Refitted Dining Kitchen▪ Three Double Bedrooms▪ Planning Submitted For A Home Office | <ul style="list-style-type: none">▪ Refurbished To A High Standard▪ Modern Refitted Family Bathroom▪ Potential to extend▪ Large Wraparound Gardens |
|---|---|

PROPERTY FRONT

The approach is via the gravel driveway.

ENTRANCE HALLWAY

Access to the wide internal entrance hall is via the side door, with doors leading to the dining kitchen, living room, all bedrooms, family bathroom and guest cloakroom, loft access, radiator, vinyl flooring.

DINING KITCHEN 13' 6" x 12' 2" (4.11m x 3.71m)
Upvc double glazed windows to front and side, fitted kitchen with quality timber wall and floor cabinetry, complemented by Quartz worktops and up stands, stainless steel inset one and a half bowl sink unit, a useful pantry cupboard and a selection of integrated appliances, including a fridge freezer, dishwasher and washing machine. There is also an inset electric oven with hob and extractor hood over, radiator, vinyl flooring, door to front.



LIVING ROOM 15' 0" x 11' 8" (4.57m x 3.55m)
Upvc double glazed windows to front and side overlooking the front and side gardens and allowing natural light, there is also a radiator and vinyl flooring.

PRINCIPAL BEDROOM 13' 8" x 11' 5" (4.16m x 3.48m)
Upvc double glazed window with views to the side garden, a good size double bedroom fitted with a range of modern fitted wardrobes providing ample storage, radiator, vinyl flooring..

BEDROOM TWO 13' 8" x 8' 4" (4.16m x 2.54m)
Upvc double glazed window with views to the side garden, another double bedroom with a radiator and vinyl flooring.

BEDROOM THREE 9' 8" x 7' 1" (2.94m x 2.16m)
Upvc double glazed window with views the side garden, French doors providing access to the rear garden, radiator, vinyl flooring.



FAMILY BATHROOM
Two upvc double glazed windows to side, refitted with a modern stylish suite comprising close coupled w.c., vanity wash hand basin, 'L' shaped bath with shower over and a fitted glass shower screen. chrome heated towel radiator, high quality marble effect wall and floor tiles.



EXTERNALLY

DRIVEWAY PARKING
A gravelled driveway to the front of the property provides parking for several vehicles.

GARDENS
The property benefits from a generous garden wrapping around the house, providing an excellent outdoor space for both everyday enjoyment and entertaining. Offering a rare combination of privacy, flexibility and scope, the garden presents a number of exciting possibilities for future owners. Planning has been submitted for a detached garden lodge, creating the potential for ancillary accommodation, a dedicated home office, guest suite or an additional income stream, subject to the necessary consents. The substantial plot also offers further potential to extend the main dwelling, giving buyers the opportunity to adapt and enhance the property to suit their evolving needs

