

Quemerford, Calne

Guide Price £695,000

Butfield Breach

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ATTENTION ALL FAMILY HOBBY AND VEHICLE ENTHUSIASTS! IDEAL FAMILY HOME FOR CLASSIC CAR OR BIKE OWNERS.nLARGE GARDEN, GARAGE AND WORKSHOP FOR AT LEAST 4 VEHICLES AS WELL AS LARGE ACCESSIBLE DRIVEWAY. NO CHAIN!
A substantial detached residence placed on a very large plot. There is a southerly garden, two large garages and secure parking for over ten vehicles if required. The home has six bedrooms which include a ground floor bedroom with shower room (annex opportunity) and designed for accessibility. The first floor bedrooms are complemented by a family bathroom, shower and an extra cloakroom. The ground floor gives you a formal hall, living room, separate dining room, fitted kitchen, utility, guest cloakroom and the bedroom with shower room. There is gas central heating and double glazing.
The garages include a 26'4 x 16'6 double (8.03m x 5.03m), a further 19'2 x 15'1 garage with pit (5.84m x 5.03m) and a car port with drive through access to the garden.
A home with great flexibility and future potential. The home is 2,130 sq ft (197.8 sqm) plus 700 sq ft (65 sqm) of garaging.







LOCATION
The home is placed in the Quemerford area of Calne. Country walks are on the doorstep. The home is well positioned for access to the local secondary and primary schools A mini supermarket has opened close by and Quemerford has a Post Office/Shop, large play park at Wessington Park and local hostelry.

ACCESS & AREAS CLOSE BY
As you travel east you pass Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. Routes south lead you to Devizes, Caen Hill Locks, Salisbury and the South Coast.

THE HOME
An outline of this individually built home on a large plot is as follows;

ENTRANCE PORCH & FORMAL HALL
The porch leads into the formal hall. A staircase winds up to the first floor and there is a large feature window looking out to the front. Doors give access to the living room, dining room and to the fitted kitchen.

LIVING ROOM
20' x 15'3 (6.10m x 4.65m)
A dual aspect room with the focal point of a fireplace. Access to the conservatory. This room can happily accommodate a number of sofas and further living room furniture.

CONSERVATORY
16'3 x 8'10 plus 5' x 4'9 (4.95m x 2.69m plus 1.52m x 1.45m)
This room views out over the large rear garden. Two sets of French doors give access to the patio and garden- expanding living and entertaining space in fine weather. The room can also accommodate numerous generous sized furniture.

DINING ROOM
14'9 x 12'4 (4.50m x 3.76m)
The room offers a lovely view out over the rear landscaped garden. There is room for a large dining table, chairs, and dressers.

FITTED KITCHEN
13'9 x 11'9 (4.19m x 3.58m)
Two windows offer views out onto the gated drive. There is a selection of fitted wall and floor cabinets with work surfaces. Inset one and a half sink and drainer. Space for a cooker and there is a hood over. Space for a dish washer. Tile finishes. Period dresser with glass display. Feature fireplace. Door to the side corridor and utility.

UTILITY
11'3 x 3'5 approx (3.43m x 1.04m approx)
There is room for a washing machine and a dryer. Front access door and a window.

GUEST CLOAKROOM
4'7 x 4'10 (1.40m x 1.47m)
Water closet and wash basin. Chrome towel rail radiator.

BEDROOM SIX LOBBY
5'9 x 3'4 (1.75m x 1.02m)
Opening to the bedroom and access to the shower room.

BEDROOM SIX
11'9 x 10' plus wardrobe (3.58m x 3.05m plus wardrobe)
A window looks out over the rear garden and a door gives access out also. There is space for a double bed and extra furnishing. The room would make a perfect home office or hobby room.

GUEST ENSUITE SHOWER
6'6 x 3' (1.98m x 0.91m)
Walk-in shower.

FIRST FLOOR LANDING
A spacious landing with doors to five bedrooms, bathroom and to the first floor water closet. Deep boiler cupboard housing the gas central heating boiler, hot water tank and the water softener.

FAMILY BATHROOM
10'10 x 7'6 (3.30m x 2.29m)
The suite offers a panel enclosed bath with shower over, water closet and a wash basin. Window.

BEDROOM ONE
14'3 x 3'2 plus wardrobes (4.34m x 0.97m plus wardrobes)
A window views out over the rear landscaped garden. There are built-in wardrobes. There is room for a super king size bed and further furniture. Shower cubicle to one corner and a wash basin.

BEDROOM TWO
13'2 x 12'4 plus wardrobe (4.01m x 3.76m plus wardrobe)
Another large double bedroom. There is a view out over the rear landscaped garden. Built-in wardrobes. Space for a super king size bed and further bedroom furniture.

BEDROOM THREE
11'3 x 8'7 (3.43m x 2.62m)
This bedroom has a view out over the front drive and garden.

BEDROOM FOUR
10' x 9'10 plus 4'4 x 2'8 (3.05m x 3.00m plus 1.32m x 0.81m)
A window looks out over the rear landscaped garden. There is a room for a double bed plus further furniture.

BEDROOM FIVE
8'9 x 7'2 (2.67m x 2.18m)
A generous single room placed adjacent to bedroom four and the cloakroom.

FIRST FLOOR CLOAKROOM
5'9 x 2'9 (1.75m x 0.84m)
Water closet and a wash basin. Window with privacy glass.

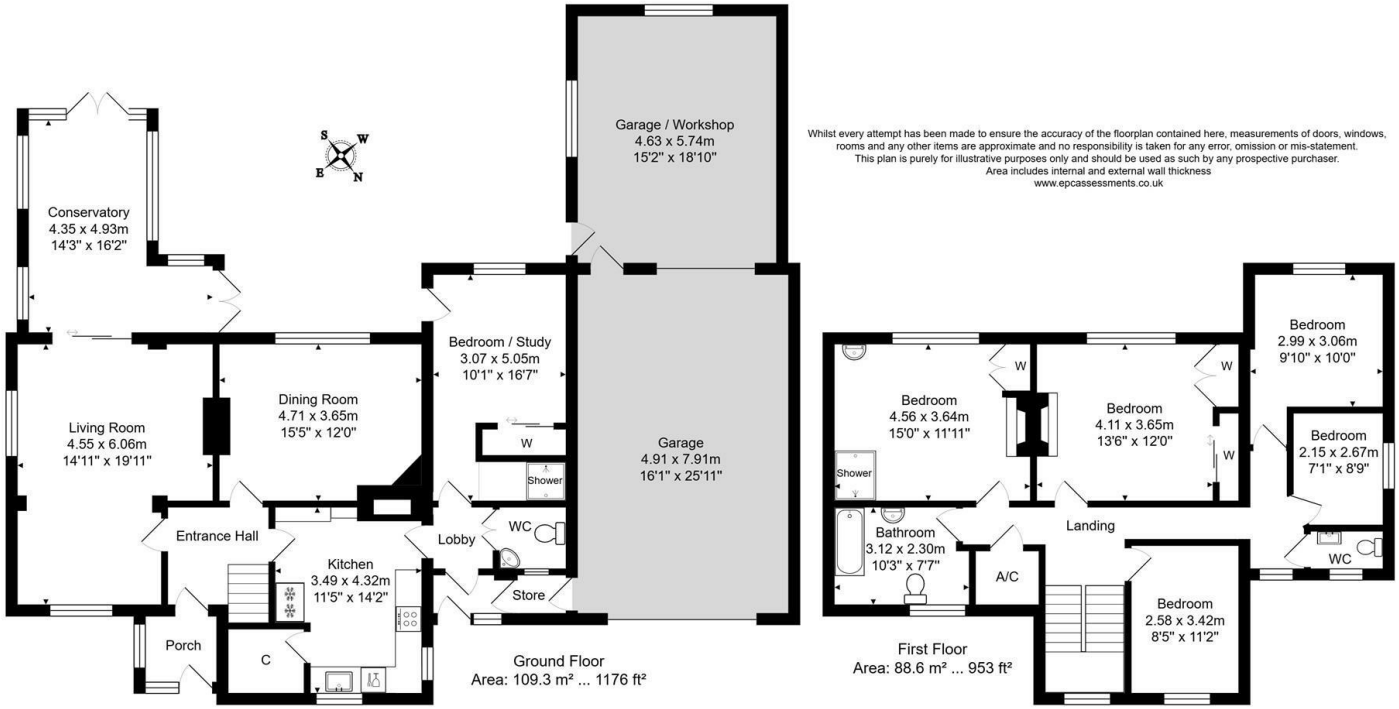
GATED DRIVE, GARDEN & MULTIPLE PARKING
Electric double iron gates lead into the drive. There is also a pedestrian gate. The drive which is herringbone brick leads to the double garage, front access door, utility door and to the side car port. There are shaped lawns, ornamental trees and planting.

SIDE DRIVE THROUGH CAR PORT
16' x 13' approx (4.88m x 3.96m approx)
Gated access. There is access through to the rear garden.

FRONT DOUBLE GARAGE
26'4 x 16'6 (8.03m x 5.03m)
The garage is entered through a large electronically operated up and over door. Power, light and eaves storage. wide opening to the rear garage.

REAR GARAGE WORKSHOP
19'2 x 16'6 (5.84m x 5.03m)
The garage has an inspection pit. Windows to both the side and to the rear looking out over the garden. Side access door. Power and light.

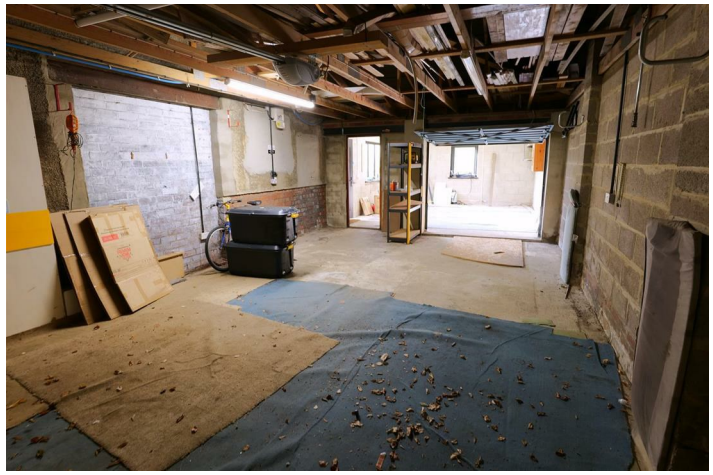
LARGE SOUTHERLY GARDEN
Outstanding in size and enjoying a southerly aspect, the garden offers areas of different character and use. Adjacent to the home is a large sweeping patio that is perfect for outside dining, entertaining and lounging. From here you step onto a very large flat lawn which offers many recreational uses. To one side of the garden is an area that has been used for cultivation.
The garden is enclosed and has a large selection of ornamental planting and trees. The garden offers good privacy.

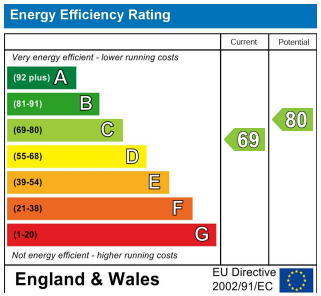


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk

Total Area: 197.8 m² ... 2130 ft² (excluding porch, garage, garage / workshop)







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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