



**Quakers Walk, Goatacre**  
**£300,000**

## Quakers Walk, Calne £300,000

A rare opportunity, set in the picturesque village of Goatacre, this three-bedroom home enjoys large front and rear gardens and far-reaching countryside views. Offered for Sale with NO CHAIN!

Tucked away along a quiet lane, the property is approached through a gated front garden with parking for multiple vehicles. When stepping inside, the ground floor provides excellent living space, including a spacious living room, dining room, garden room, fitted kitchen, utility room and a guest WC. Upstairs, there are three well-proportioned bedrooms and a shower room.

Outside, a side passageway leads to the large rear garden which backs onto open farmland. The home also benefits from a substantial brick-built workshop, perfect for hobbies, storage or conversion potential (subject to necessary permissions). While the property would benefit from modernisation, it has been clearly cherished by its current owner and has been in the family for over half a century.



## Goatacre Village

Goatacre is a close-knit village with a strong sense of community. It is home to a thriving cricket club and a popular animal sanctuary, as well as benefiting from good bus links (the 55 runs every 20 minutes ) to the nearby larger centres of Royal Wootton Bassett, Calne, Marlborough, and Chippenham. The village is conveniently situated for access to a wide range of amenities, including those in the surrounding towns, along with excellent connections to the M4 motorway. The highly regarded Hilmarton Primary School is close by, and the neighbouring village of Lyneham offers a good selection of everyday facilities.

## The Home

Outlined in further detail as follows:

### Entrance Porch

The entrance porch offers hanging space for coats and shoes. In front of you, the stairs rise to the first floor and to the left a door opens into the main living space.

### Dining Room

12'01 x 13'03

A window overlooks the front garden. This large reception room is connected via an open archway to the living room, offering flexibility and flow to the downstairs accommodation.

### Living Room

12'06 x 16'08

With patio doors opening to the garden room, this living room has a feature fireplace and plenty of space for large sofas and further furniture. A door opens to the kitchen.

### Garden Room

7'03 x 10'03

Offering space for chairs to relax and enjoy views of the garden, sliding patio doors open to the garden patio.

### Kitchen

10'03 x 12'04

With fitted wall and floor cabinetry, including a built-in mid-height oven and electric hob. Under the window that overlooks the front garden is the sink with a drainer. At the rear, a door leads to the utility room and the downstairs WC.

### Utility Room

6'08 x 9'07

Providing access from the garden, this handy utility room allows space for further appliances and there is a floor-mounted boiler (oil-fired). There is a door to the water closet.

### Guest Water Closet

Water Closet and wall hung wash basin.

## First Floor Landing

Doors open to all three bedrooms and the shower room. Loft access.

### Bedroom One

13'3 x 13'1

A large master bedroom located at the front of the home with views towards Cherhill monument, with multiple fitted wardrobes and a dressing table.

### Bedroom Two

12'4 x 11'5

This dual aspect room offers space for a king-size bed and further storage furniture. Views over front and back gardens and rural countryside beyond.

### Bedroom Three

9'1 x 7'11

A generous single bedroom located at the rear of the home with views over the rear garden and open fields. There is space to accommodate a single bed and storage furniture.

### Bathroom

9'1 x 6'11

A vanity sink, water closet and double walk-in shower.

### Externals

Outlined in further detail as follows:

#### Rear Garden

Accessed via the side passage way from the front. The low maintenance rear garden offers multiple patio and shingled areas, with a summer house and brick-built workshop with power. Views over open farmland at the rear. Vegetable patch for the green-thumbed buyer.

#### Brick Workshop

14'7 x 11'10

The property also features a solid brick-built workshop with power, ideal for storage, DIY projects or creative pursuits.

#### Front Garden / Driveway

With gated access, the large front garden offers parking for over six vehicles. Mature planting of shrubs and hedging with a path leading to the front door.

#### Note

Historic right of access to the front. Shared passage way access to the rear garden with the neighbour.

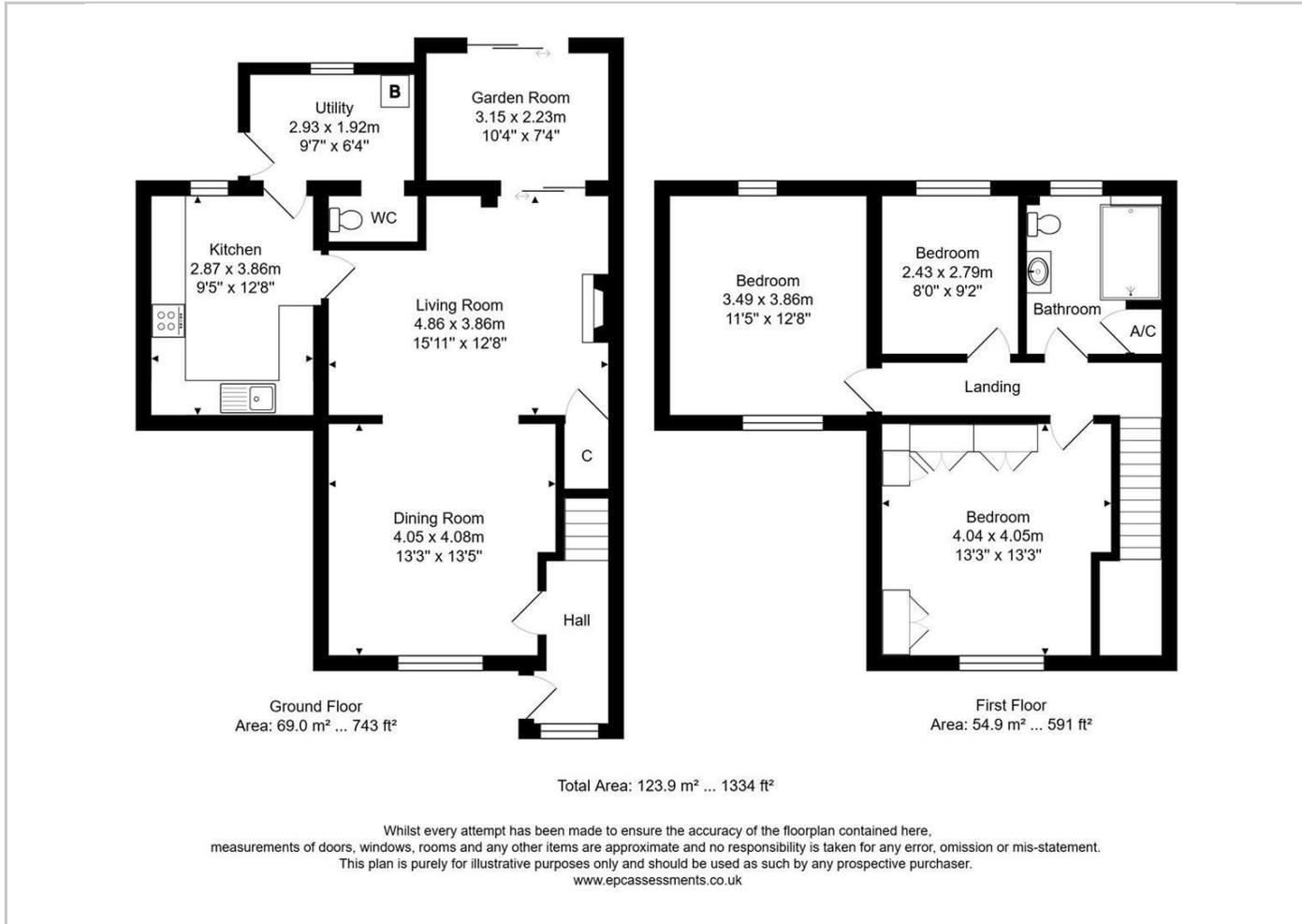
#### Services

Mains Electric, Water & Drainage, Oil-fired central heating.

Council Tax Band: C



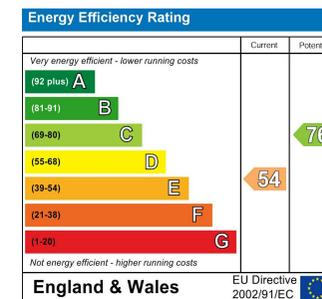
## Floor Plans



## Area Map



## Energy Performance Graph



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.