



**Newbury Avenue, Calne**  
**£440,000**

2 The Square, Calne, Wiltshire, SN11 0BY  
01249 821110  
[calne@butfieldbreach.co.uk](mailto:calne@butfieldbreach.co.uk)  
[www.butfieldbreach.co.uk](http://www.butfieldbreach.co.uk)

- Desirable Residential Area - Close to Schools and Open Green Spaces
- Five Bedrooms with En Suite to the Principal Bedroom
- Detached
- Living Room with Connecting Doors to Further Reception Room
- Kitchen Breakfast Room
- Large Conservatory
- Driveway Parking for Two Cars
- Garage
- Utility Room
- Gas Central Heating, Double Glazing and EV Car Charger



## 61, Newbury Avenue

An impressive detached, five bedroom family home placed in a desirable residential location, close to amenities, schools and parkland.

The five bedrooms are all spacious, with an en suite to the principal bedroom and the benefit of fitted wardrobes in three of the rooms. There is also a spacious landing and a modern family bathroom. On the ground floor, the home boasts two sitting rooms that are connected with glass panelled French doors, allowing families to enjoy the versatility of a cosy sitting room or an expanded social space. A wonderful feature of the home, the reception rooms lead to a bright and spacious conservatory which offers further options for large gatherings. There is also a good size kitchen breakfast room, ideal for busy families, a separate utility room, formal entrance hall and a guest cloakroom.

Externally, the home has a west-facing, fully enclosed rear garden that can be accessed from the conservatory or utility room, an attractive front garden and driveway parking for two cars in front of the garage. Gas central heating with underfloor heating to the conservatory, double glazing throughout and the benefit of an EV car charger.

**Calne and Surrounding Area**

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

**Location**

Situated on a desirable residential development close to parkland and open countryside, ideally placed for access to multiple primary schools, a secondary school, local shops and a doctors surgery. There is a mixture of detached and semi detached homes of different styles. The centre of Calne is a gentle walk away with multiple facilities.

**Entrance Hallway**

A welcoming entrance hall where balustrade stairs rise up to the first floor accommodation. A door opens to storage beneath the stairs and further doors open to the cloakroom, living room and the kitchen breakfast room. Space allows for storage of display furniture and outdoor wear. Laminate flooring.

**Guest Cloakroom**

**5'10 x 3'07 (1.78m x 1.09m)**

A white suite cloakroom consisting of a water closet and a corner wash basin. A window with privacy glass to the front elevation. Laminate flooring.

**Living Room**

**16'07 x 11'06 (5.05m x 3.51m)**

With a bay window enjoying views out over the front garden of the home, the living room offers ample space for multiple sofas and display furniture arranged around a gas fire with decorative surround and mantel. Double glass panelled French doors open into the snug and through to the conservatory. Fitted with carpet.

**Snug**

**10'09 x 9'05 (3.28m x 2.87m)**

This room is currently used as a further sitting room/snug and can be accessed from either the living room French doors or from the kitchen breakfast room. Space allows for seating and further furniture and a large opening leads to the conservatory. Fitted with carpet.

**Conservatory**

**17'03 x 11'02 (5.26m x 3.40m)**

A lovely bright room with electric underfloor heating beneath the travertine limestone tiled floor. The current owners use this room for formal dining and the space can happily accommodate a large dining table and chairs. Double doors open to the rear garden. The windows and doors have fitted blinds. A water softener is located in this room.

**Kitchen Breakfast Room**

**11'10 x 10'09 (3.61m x 3.28m)**

A fitted kitchen breakfast room that comprises a range of wall and base cupboards with a laminate worktop over. A one and a half sink with drainer is situated beneath a window that views into the conservatory. Integrated are double fan ovens and a four ring gas hob. Space for dishwasher. The room has space for a dining table set, perfect for a busy family. Doors lead to the utility room and to the snug. Tile-effect vinyl flooring.

**Utility Room**

**10'09 x 5'09 (3.28m x 1.75m)**

A good size utility room with a stainless steel drainer sink and which allows space for a washing machine, tumble dryer and tall fridge freezer. The gas central heating boiler is also situated in this room. There is a window to the side, a door to the garage and a door to the garden. Tile-effect vinyl flooring.

**First Floor Landing**

A spacious balustrade landing that gives access to all five bedrooms and the family bathroom. Loft access is here, which is boarded and has a light. Carpeted.

**Principal Bedroom**

**11'07 x 11'06 (3.53m x 3.51m)**

The principal bedroom has space for a kingsize bed and has the benefit of excellent storage from a range of fitted 'Hammonds' wardrobes and chest of drawers, alongside further built-in wardrobes. A window views out over the front of the home. Fitted with carpet. Door to the en suite.

**En Suite**

**6'01 x 4'05 (1.85m x 1.35m)**

Comprising a shower cubicle, pedestal wash basin and water closet. Window to the side elevation.

**Bedroom Two**

**12'05 x 8'05 (3.78m x 2.57m)**

A spacious bedroom that accommodates a kingsize bed and bedside tables, with fitted 'Hammonds' wardrobes with hanging space and shelving. A window looks over the front of the home. Fitted with carpet.

**Bedroom Three**

**11'08 x 8'06 (3.56m x 2.59m)**

With a window viewing over the rear garden, the third bedroom is another good sized double room with ample space for a kingsize bed, bedside tables, wardrobe and further furniture. Carpeted.

**Bedroom Four**

**9'02 max x 8'05 (2.79m max x 2.57m)**

With the benefit of fitted wardrobes, this bedroom is currently used as a study but can accommodate a double bed alongside further furniture. A window faces the rear garden. Fitted with carpet.

**Bedroom Five**

**9'04 x 6'11 (2.84m x 2.11m)**

The fifth bedroom is at the front of the home and is a generous single room which has space for a wardrobe and further furniture. Window to front elevation and fitted with carpet.

**Family Bathroom**

The modern fitted bathroom comprises a panel bath with shower over and glass splash screen. The room is fully tiled and has a water closet and wash basin set into a vanity unit. Window with privacy glass, towel radiator and vinyl flooring.

**Rear Garden**

The westerly rear garden is fully enclosed and has been designed for ease of maintenance and has areas for dining and relaxation and also for cultivation. There is a sunny patio providing a space with good privacy and planting in the borders. There is a vegetable garden for those who love to 'grow-their-own' and a timber shed for storage. A paved path leads all the way around the rear of the home and there is a side gate that leads to the front of the property.

**Front Garden**

The attractive front garden has been planted with shrubs and a tree that provide privacy and decoration that can be viewed from the lovely bay window in the living room. A paved path leads up to the front door between the garden and the driveway.

**Garage**

The garage has a roller vehicular door, and has the benefit of power and light. It can also be accessed from the utility room.

**Driveway Parking**

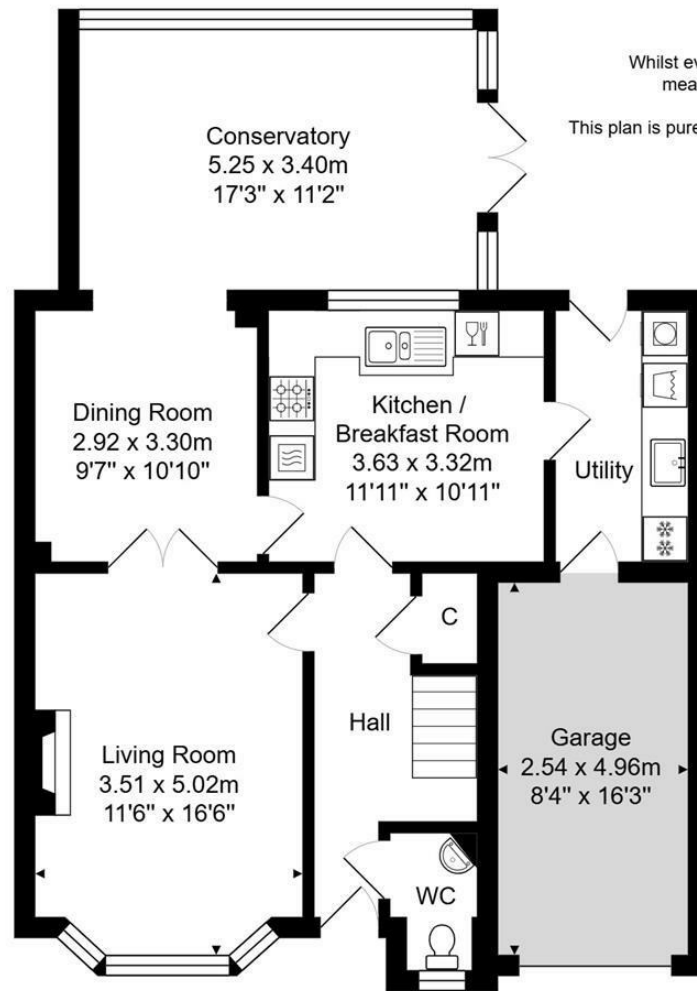
Off-road paring for two cars is available, side by side infront of the garage. There is the bonus of an EV car charger also.

**Council Tax Band**

Council Tax Band E.



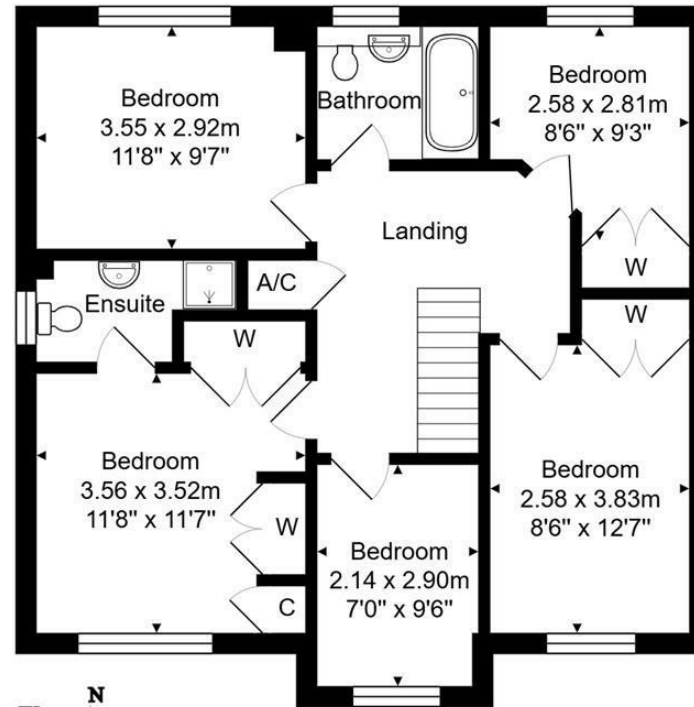




Ground Floor  
Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

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.  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Total Area: 146.8 m<sup>2</sup> ... 1580 ft<sup>2</sup> (excluding garage)



First Floor  
Area: 70.1 m<sup>2</sup> ... 754 ft<sup>2</sup>



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