Meadowsweet Drive, Calne

£525,000

Butfield Breach

2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

NO CHAIN! Four double bedrooms, two en-suites and a family bathroom is just part of this fantastic living experience. The ground floor gives you a 21ft x 16ft living dining kitchen. Quality cabinets, large island unit for bar stools, space for a dining table and chairs- plus space for a sofa and seating. Next is a 21ft x 11ft 8 living room. It gives room for large items of furniture, sofas and a 'Big Screen' Television. The owners have had a bespoke built garden room created that shouts entertain and dine. Bi-fold doors open onto the rear landscaped garden. The extension can accommodate sofas and dining room furniture. A chimney supports a magnificent ‘Braai’ oven that is something the Chef would appreciate. Usually only experienced by a 'Professional Chef'and cooking over fire is celebrated by food enthusiasts. Housed indoors but offers the atmosphere of outdoor cooking. The home has a secure gated drive and a big double garage. Double glazed and centrally heated. The home is equipped with high-performance solar energy system. The owners have reported a huge reduction in their energy bills and export surplus to the grid.

LOCATION
The home is placed opposite Chilvester Park and on the doorstep of country walks is a delightfully private and quiet cul-de-sac. Ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ACCESS & AREAS CLOSE BY
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. To the south is Devizes and routes to Salisbury.
The No 55 Bus links the train stations of Swindon and Chippenham. It runs around every 20 minutes during peak times and visits the towns plus villages in-between.

ENTRANCE HALL
Doors open to the dining kitchen and the guest cloakroom.

GUEST CLOAKROOM
Vanity cabinet with inset wash basin and water closet. Window with privacy glass.

LIVING DINING KITCHEN
21'3 x 16'5 (6.48m x 5.00m)
The hub of the home and organised to offer natural areas to entertain, cook and relax. There is room for a large dining table, chairs and sofa if required. A breakfast bar is placed to one side for bar stool working/breakfasts.
There is a selection of fitted wall and floor cabinets with 'Corian' work surfaces. Attractive tile finishes and under cabinet lighting. The cabinets include glass fronted display and the wall cabinets extend to the ceiling for extra storage. Integrated are a washing machine, dish washer, fridge freezer, microwave oven and a dryer. There is the focal point of a Range cooker with electric ovens and five ring gas hob. Cooker guard and a stainless steel cooker hood. Inset sink with mixer tap and a kettle tap.
There is the added feature of an island unit with extended wood block work top allowing for bar stools. There is a dual aspect provided by windows to the front and to the rear. Doors give access to the living room and to the garden room.

LIVING ROOM
21'3 x 11'8 (6.48m x 3.56m)
A room of great size and also offering double doors to the garden room. It can accommodate sizeable pieces of furniture and a 'Big Screen' television. A window views out to the front.

GARDEN ROOM
26'6 x 9'10 (8.08m x 3.00m)
A spectacular room with bi-fold doors that open to the landscaped garden- giving the feeling of the outdoors coming in. Fantastic in size, it will give you the opportunity to have a lounging area for sofas and a dining area that accommodates a generous dining table with chairs.
We then have the spectacular section of the room. To support the wonderful 'Brai' oven are a selection of fitted cabinets with Quartz work surfaces. Integrated fridge and wine cooler.
The room offers a door to the side drive and there is two chrome wall radiators.

FIRST FLOOR LANDING
Doors give access to the bedrooms and to the main bathroom. Access to the loft with fitted ladder and lighting.

MASTER BEDROOM
12'10 x 10'8 (3.91m x 3.25m)
A window looks out to the front. Freestanding 'Nolte' wardrobes. There is room for a super king size bed and further items of bedroom furniture.

MASTER EN-SUITE
Window with privacy glass. Double shower cubicle, water closet and a wash basin. Chrome towel rail radiator. Tile finishes.

BEDROOM TWO GUEST)
11'10 x 11'9 (3.61m x 3.58m)
A window views out to the front. Freestanding 'Nolte' wardrobes. Access to an en-suite. Room for a king size bed and further furniture.

GUEST EN-SUITE
Shower cubicle, water closet and a wash basin. Chrome towel rail radiator. Tile finishes.

BEDROOM THREE
9'4 x 8'8 (2.84m x 2.64m)
A window looks out over the rear garden. The bedroom offers space for a double bed and further furniture.

BEDROOM FOUR
9'10 x 8'6 (3.00m x 2.59m)
A window looks out over the rear garden. The final bedroom is also a double in size and built-in offers offers further storage and wardrobe space.

BATHROOM
Window with privacy glass. Panel enclosed bath with mixer taps. Wash basin and a water closet. Chrome towel rail radiator. Access to the airing cupboard also.

FRONT GARDEN
The front boundary has a wrought iron fence. The majority of the garden has an artificial lawn for ease of maintenance. There are ornamental trees as a feature.

SIDE GRAVEL DRIVE
A gravel drive leads down the side of the home and can accommodate around six vehicles with access to double garage at the end. Gated part way to offer security with a door to the garden room and an EV charger.

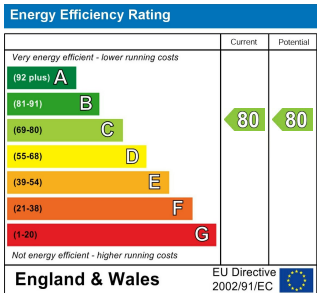
DOUBLE GARAGE
17'11 x 17'2 (5.46m x 5.23m)
Two up and over doors give vehicle access. The eaves has boarding and offers storage. Glazed door to the garden and a window looks into the garden also. Power and light.

REAR LANDSCAPED GARDEN
Offering good privacy the garden is organised for relaxing, entertaining and ease of maintenance. The slate patio is bounded by flower beds with mature planting. There is space for a hot tub, table, chairs and extra garden furniture.

VENDOR NOTE
Below is a note from the Vendor.

SOLAR POWER- LOWER BILLS, SMARTER LIVING
The property is equipped with a high-performance solar energy system designed to cut running costs and put the homeowner in control. Thirteen JA Solar JAM54S31 panels deliver up to 4.7kWp, with every panel enhanced by a Tigo MLPE optimiser for efficient, reliable generation. The system also includes a PV Mate solar immersion controller for hot water and a 6.5kW battery to capture surplus energy for later use. Everything is monitored through the Shine phone app and smart meters, giving easy visibility of energy production and usage. A Project EV 7kW wall-mounted car charger adds further convenience for electric vehicle owners. Installed in February 2023 and covered by 10-year warranties, this is a modern, future-ready system. The current owners report that their combined gas and electricity bills have reduced from over £300 per month to around £165 per month, with additional income from exporting surplus power to the grid averaging approximately £180 per year—creating a conservative annual saving of more than £1,800.

BAR
MICHELIN



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

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