



16, Wenhill Heights, Calne, SN11 0JZ

Guide Price £440,000-£460,000

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Village & Country Homes

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Wenhill Heights

Calne

Freehold



£440,000-£460,000

A much-loved family home, proudly owned by the current owners since new for 38 years, this much-improved four-bedroom detached property offers generous and versatile accommodation, thoughtfully enhanced over the years to create a wonderful home designed for both everyday family living and entertaining.

Located in a desirable area of Calne, the property provides a welcoming entrance hall, cloakroom, spacious living room featuring a charming Jøtul wood-burning stove, a well-appointed kitchen/dining room, and a useful utility/boot room. The home has been carefully extended to provide additional living space, including a superb dining/family area and garden room, creating a light and flexible space that is perfect for relaxing, entertaining, or enjoying views over the beautifully landscaped garden.

Upstairs, the accommodation comprises four bedrooms, including a principal bedroom with ensuite facilities, together with a family bathroom, providing excellent flexibility for growing families, guests, or home working.

Externally, the property continues to impress. To the front, there is a single garage with an electric garage door, ample off-road parking for several vehicles, and space suitable for a motorhome. The property also benefits from an EV charging point.

The rear garden is undoubtedly one of the standout features of this exceptional home. Designed with enjoyment and entertaining in mind, it offers a high degree of privacy, a mature outlook, and a superb combination of landscaped areas, generous patio space, and dedicated outdoor living zones. The large patio provides the perfect setting for summer gatherings, family celebrations, and alfresco dining, while the covered pergola creates a sheltered seating and dining area that can be enjoyed whatever the weather.



A further covered entertaining area beside the sheds provides an ideal barbecue and social space, complemented by additional storage, mature planting, and carefully considered garden features. The current owners have invested significantly in creating a garden that feels like an extension of the home, with plenty of room to relax, entertain, and enjoy long summer evenings. The impressive John Lewis garden pod is included in the sale, offering a fantastic retreat, hobby space, or additional outdoor room.

Further benefits include a water softener, an under-sink water filtration system, and a boiler replaced approximately three years ago. There is also exciting future potential, with the footings already in place for a possible further single-storey extension, subject to the necessary consents.

A rare opportunity to purchase a well-maintained and thoughtfully improved home that combines spacious accommodation, excellent parking, future potential, and an exceptional garden designed for making memories.



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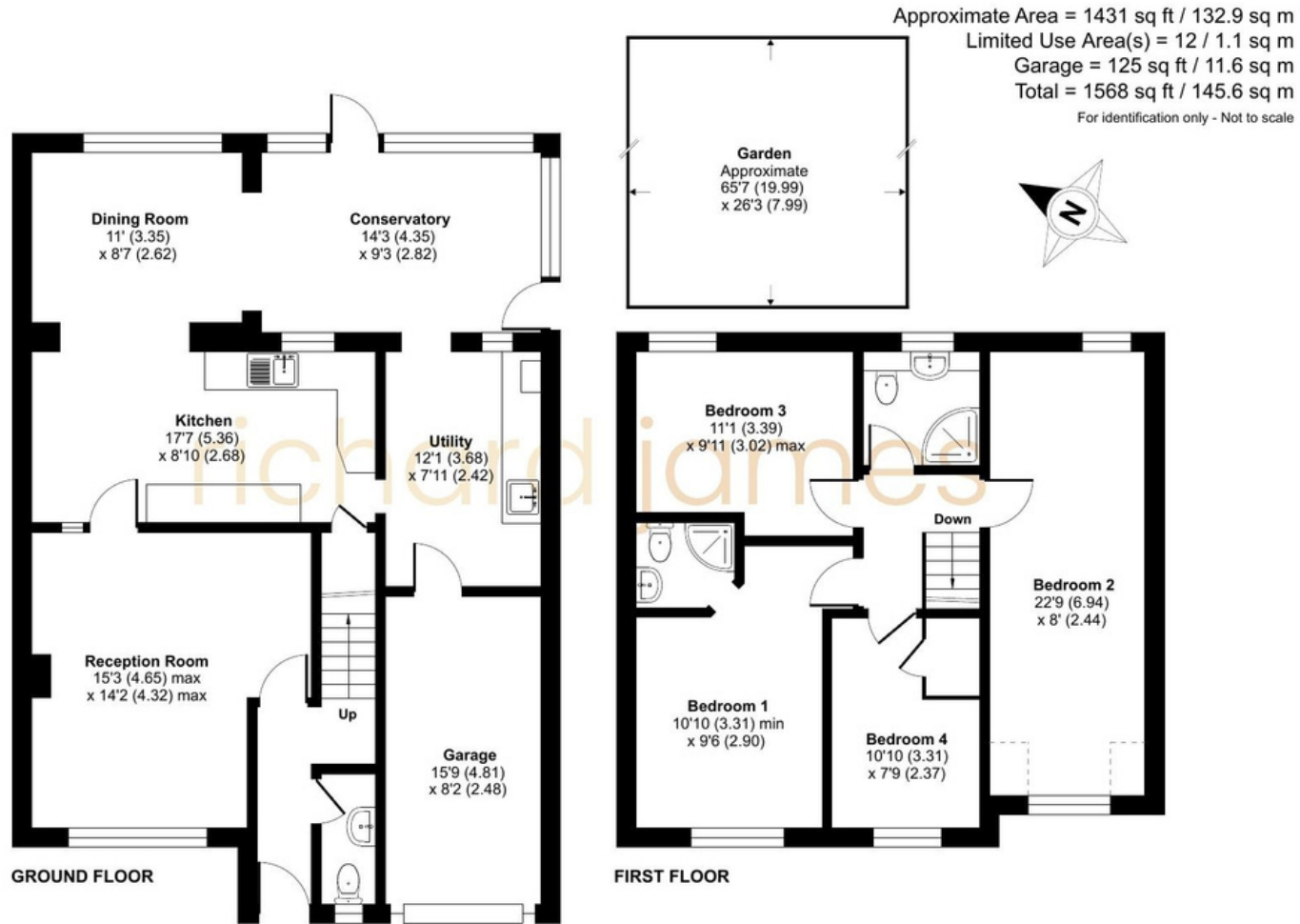
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Floorplan



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