

# Lake View, Calne

## Price Guide £695,000

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- DETACHED EXECUTIVE HOME
- NO CHAIN!
- DOUBLE GARAGE
- COUNTRYSIDE VIEWS!
- PRIVATE ENCLOSED GARDEN
- FIVE BEDROOMS
- GALLERY LANDING
- SEPARATE UTILITY ROOM
- FOUR RECEPTION ROOMS
- STUDY







## 23, Lake View

VACANT & NO CHAIN! An executive-style five-bedroom detached home with double garage and private driveway, situated in the highly desired Lake View development, with brilliant views across to a wildlife conservation area and countryside beyond. The home offers flexible and spacious living and sleeping accommodation, and a large private rear garden. The ground floor features include a large welcoming hall with a grand staircase, a study, a family room, an outstanding 25'10 x 17ft living dining kitchen, an Inglenook fireplace to the living room, and a guest cloakroom. The first floor is arranged around the four-sided gallery landing with an impressive arch picture window. Two en-suites and a family bathroom complement five bedrooms. Externally, gates take you to a four-vehicle drive and double garage. Gas central heating, double glazing.

## INTRODUCTION
The property is part of the Lake View residential development with a historic Mill and a conservation area of protected countryside nearby. A footbridge from the development takes you over the river to idyllic country walks and there is a small play area.

## THE HOME
Outlined as follows:

## FORMAL HALL
Welcoming you to the home is an impressive entrance hall where balustrade stairs rise to the first-floor accommodation. The entrance hall leads to the family room, study, living room, living dining kitchen and cloakroom. There is also a storage cupboard for outdoor wear and storage space is open under the stairs.

## FAMILY ROOM
**12'09 x 9'09 (3.89m x 2.97m)**
With two windows looking out over the front of the home, is a further reception room. Currently utilised as a snug, the space can accommodate multiple sofas and further living room furniture. This room would also make a great formal dining room or secondary study.

## STUDY
**12'09 x 7'01 (3.89m x 2.16m)**
A brilliant addition to the home is the generous ground floor study with two windows viewing over the front of the home.

## LIVING ROOM
**18'10 x 12'09 (5.74m x 3.89m)**
A spacious room with French doors opening out to the rear garden, expanding the living space during the warmer months. The living room can accommodate multiple sofas and display furniture around an Inglenook fireplace with a wood burner and dual-aspect windows either side.

## DINING KITCHEN
**25'08 x 17 (7.82m x 5.18m)**
The expansive living dining kitchen is bright and finished to a high standard. The space offers natural areas for cooking, dining and lounging.

The 'Sambourne' kitchen is finished with luxury fittings comprising matching wall and base units with granite worktops. Features include a Belfast sink, a range master, an integrated fridge freezer and a dishwasher. There is also a breakfast bar and space for a large dining table and chairs. A door opens to the utility room, and patio doors open to the rear garden.

## UTILITY ROOM
**5'01 x 8'01 (1.55m x 2.46m)**
Matching the kitchen units with an inset sink. Beneath the units, space with plumbing allows for a washing machine and a tumble dryer. A door opens out from the side of the home to the gated drive.

## CLOAKROOM
Complementing the ground floor accommodation is a cloakroom consisting of wash basin and water closet.

## GALLERY LANDING
Four-sided gallery landing with large arched picture window and seating area to take in the countryside views.

## PRINCIPAL SUITE
**13'11 x 10'06 (max) (4.24m x 3.20m (max))**
(Plus a dressing area of 12'05 x 9'05)
A generous bedroom that will allow a king-size bed, bedside tables, and further bedroom furniture. The bedroom has been fitted with a selection of wardrobes and the dressing area has a door that opens to an en-suite.

## EN-SUITE
**7'06 x 8'09 (2.29m x 2.67m)**
A generous four-piece white suite with bath and separate shower cubicle.

## BEDROOM TWO
**12'08 x 9'01 (3.86m x 2.77m)**
Positioned at the front of the home with two windows, this bedroom benefits from a bank of fitted wardrobes and an en-suite. There is space to accommodate a king-size bed and further bedroom furniture.

## EN-SUITE
**7'06 x 5'11 (2.29m x 1.80m)**
With shower cubicle, water closet and wash basin in a matching suite. A double-glazed window to the side with privacy glass.

## BEDROOM THREE
**12'10 x 8'07 (3.91m x 2.62m)**
With a window viewing out to the front, the bedroom will accommodate a double bed, bedside tables and further bedroom furniture. The room also benefits from having built-in wardrobes.

## BEDROOM FOUR
**10'09 x 9'05 (3.28m x 2.87m)**
A further generous double bedroom which can accommodate a double bed, bedside tables, and storage furniture. A window views the rear garden. The bedroom benefits from having built-in wardrobes.

## BEDROOM FIVE
**10'6 x 7'9 (3.20m x 2.36m)**
The fifth and final bedroom is also a double bedroom. Space allows for a double bed and further bedroom furniture. There is a built-in wardrobe. Loft access.

## FAMILY BATHROOM
**6'04 x 8'02 (1.93m x 2.49m)**
Complementing the bedrooms is the four-piece family bathroom. There is a panel-enclosed bath, water closet, wash basin and shower cubicle. A privacy double glazed window to the side.

## EXTERNALS
Outlined in further detail as follows:

## GARDENS
The large rear garden is private, with mature trees and a flat lawn, established borders and a shingled area ideal for alfresco dining. A Pedstrian door provides garage access.

The front garden is well maintained, with a lawn and attractive planted borders creating a welcoming approach.

## DOUBLE GARAGE & DRIVEWAY
Detached double garage with newly fitted electric up and over doors. Gated brick-paved driveway with parking for four vehicles and an electric charger point.











# Lake View, Calne

Approximate Gross Internal Area = 210.5 sq m / 2266 sq ft
Garage = 25.6 sq m / 275 sq ft
Total = 236.1 sq m / 2541 sq ft




FLOORPLANZ © 2015 0845 6344080 Ref: 156228
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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

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