



Quemerford, Calne
£580,000



Enjoying rural views and a wonderful 28ft x 24ft 6 (8.53m x 7.47m) open plan living space is this detached home, individually built in recent years. The living space offers natural, living, dining and family areas plus is adjacent to a quality fitted kitchen with an island feature. The ground floor is completed by an extra reception room, guest cloakroom, formal hall and a utility boot room. The first floor offers three large bedrooms complemented by a four piece bathroom. The master bedroom has a dressing room and an en-suite. Outside the garden offers south and westerly aspects and backs onto countryside. Drives to each side of the home can accommodate three/four vehicles. The home is double glazed and gas centrally heated. There are many bespoke and quality features that include Oak doors and the ground floor features underfloor heating.



ACCESS & AREAS CLOSE BY

As you travel east you pass Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. Routes south lead you to Devizes, Caen Hill Locks, Salisbury and the South Coast.

LOCATION

The home is placed on the edge of Quemerford and close to what is known locally as a golden area of Villages. Close by are Calstone, Heddington, Stockley, Compton Bassett, Calstone Wellington, Hilmarton, Goatacre and Cherhill. Cherhill famous for The White Horse and the Lansdowne Monument both placed on a hilltop close to Quemerford.

OPEN PORCH

To the front of the home is a pretty open porch. From here there is a door to the formal hall.

FORMAL HALL

Doors open to the living space, family room/study and a pocket door gives access to the guest cloakroom.

GUEST CLOAKROOM

6'6" x 4' (1.98m x 1.22m)

Water closet and a wash basin set into a vanity cabinet.

FRONT RECEPTION STUDY

13'3" x 9' (4.04m x 2.74m)

The room has a window looking out to the front. Being placed close to the front door makes it ideal for home working, hobby or study. Alternatively it offers an extra and separate reception/family space.

LIVING SPACE

28' x 24'6" (8.53m x 7.47m)

The living space offers natural living zones for lounging, dining and family areas. There is the feature of ceiling speakers. The room is arranged as follows;

FAMILY AREA

French doors open out onto the rear patio and offer countryside views. To one wall is the feature of fitted book shelves and storage. There is space for a desk, seating and further items of furniture.

LOUNGING AREA

Placed between the dining family areas this section also has French doors that open out onto the rear patio. There are views out over countryside. There is ample room for a number of sofas, cabinets and extra furnishing. Above this area is a large lantern window allowing extra natural light.

DINING AREA

Placed adjacent to the fitted kitchen and lounging area is the dining space. There is room for a large dining table, chairs plus further furnishing. There is the feature of acoustic style walling.

FITTED BREAKFAST KITCHEN

12'3" x 11'4" (3.73m x 3.45m)

Open plan to the living space there is a window to the side and access to the utility boot room. Centrally is an island unit that is perfect for bar stools as it has an extended wood block work top. Underneath are cupboards and a wine cooler. There is a selection of fitted wall and floor cabinets with wood block work tops, under cabinet lighting and floor pelmet lighting. Integrated dish washer, double oven, five ring gas hob and a stainless steel chimney hood. Inset basin with mixer tap. There is a door to the side and a window looking out to the side also.

FIRST FLOOR LANDING

A balustrade landing with doors that give access to the bedrooms and to the four piece bathroom. A window views out to the front and there is space for display furniture.

MASTER BEDROOM

12'10" x 12'10" (3.91m x 3.91m)

A window offers lovely views out over countryside. There is room for a super king sized bed, seating and further items of bedroom furniture. Door to the dressing area.

DRESSING AREA

6'1" x 5'6" (1.85m x 1.68m)

Built-in wardrobes, dressing table and drawers, Window with privacy glass. Door to the master en-suite.

MASTER EN-SUITE

7'6" x 4'7" (2.29m x 1.40m)

The suite offers a walk-in double shower with both hand held and over head raindrop showers. A large vanity cabinet accommodates an inset basin plus water closet

with concealed cistern. Above is a large backlit dresser mirror. There are tile finishes and a chrome wall radiator.

BEDROOM TWO

12'10" x 12'3" (3.91m x 3.73m)

A sizeable double bedroom with a door giving access to the four piece bathroom making it a 'Jack & Jill' en-suite. There is room for a super king size bed plus extra furniture to complement.

BEDROOM THREE

13'8" x 12'1" (4.17m x 3.68m)

A dual aspect room that offers countryside views. Another bedroom that is wonderful in size. There is space for a super king bed plus extra furniture.

FOUR PIECE BATHROOM

12'3" x 7' (3.73m x 2.13m)

Doors give access from the landing and from bedroom two. A very special bathroom that gives you a shaped free standing bath with mixer tap, water closet and a vanity cabinet with inset basin. A major feature is a large double shower with glazed screens plus both hand held and overhead raindrop showers. Tile finishes, chrome towel rail radiator and a skylight window.

EXTERIOR

The home has gravel drives to each side of the home. These can accommodate between three and four vehicles to park. From one drive there is a gated access to the enclosed gardens.

REAR ENCLOSED GARDENS

Thoughtfully arranged there are a number of patio areas for outside dining, relaxing and entertaining. There is a lawn for lounging and the garden is adjacent to countryside. There is a pleasing south and westerly aspect. There is a discreet garden area down one side that has a shed for hidden storage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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