



**Kestrel Close, Calne**  
**£449,500**



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- Modern Detached Family Home
- Four Double Bedrooms
- Extended
- Open Plan living / dining / kitchen
- Cloakroom / Stunning Jack & Jill Bathroom / En-Suite Shower Room
- Driveway Parking for Two Vehicles
- Enclosed Rear Garden, Large Shed / Workshop
- Study, Perfect for Home Working
- Quiet Cul-De-Sac location



## 12, Kestrel Close

**BUTFIELD BREACH HOME SHOW LAUNCH!** This immaculately presented and extended four-bedroom detached family home is tucked away in a quiet, highly sought-after cul-de-sac, with the town's amenities and countryside walks on the doorstep.

Extended and significantly improved, this beautifully presented property is ideal for modern family living. The spacious accommodation includes an entrance hall, cloakroom, sitting room, dining room, study and a stunning open-plan kitchen/breakfast/family room with skylights, bi-fold doors and underfloor heating. Upstairs offers four double bedrooms, three with fitted wardrobes, a stylish en-suite to the guest bedroom and a luxury Jack & Jill bathroom with roll-top bath and separate walk in shower.

Outside features a fully enclosed, low-maintenance rear garden with large shed/workshop with power and light, plus driveway parking for two vehicles with an electric vehicle charging point.

## The Home

The home is placed in a quiet cul-de-sac to the north of Calne centre just a short walk away from open green spaces. A local primary school, medical centre, takeaways and a Tesco Express supermarket are within walking distance. The facilities of Calne centre are also within easy reach.

## Entrance Hall

Upon entering the home, this generously wide hallway is bright and welcoming. Featuring spotlighting and solid oak flooring that flows through into the dining room, study and guest cloakroom. Balustrade winder stairs with a stylish carpet runner rise to first-floor accommodation.

## Dining Room

**10'9 x 9'9 (3.28m x 2.97m)**

Positioned at the front of the home and currently used as a formal dining room, this versatile space offers excellent flexibility. Generously proportioned, it comfortably accommodates a large dining table and chairs along with a sideboard. Alternatively, it could easily serve as a sitting room, playroom or additional living area to suit your needs.

## Study

**7'1 x 6'11 (2.16m x 2.11m)**

This dedicated study space allows for a desk and further display furniture. Spotlighting.

## Kitchen / Family Room

**27'3 x 14'6 (8.31m x 4.42m)**

The true heart of the home is this stunning open-plan kitchen and family room, flooded with natural light from skylights and bi-folding doors, and enhanced by the comfort of underfloor heating. Thoughtfully designed by the current owners, the space effortlessly combines distinct yet seamlessly connected areas for cooking, entertaining and relaxing.

The contemporary kitchen features a stylish range of sleek white cabinetry, including deep pan drawers and a sink-and-a-half with a drainer. A comprehensive suite of integrated appliances includes a five-ring gas hob, chest-height double oven, microwave, wine cooler and coffee machine. There is also a dedicated recess to accommodate a freestanding American-style fridge/freezer.

A bespoke breakfast island with a wood and granite worktop

provides additional preparation space and seating for four stools, creating the perfect social hub. Beneath the island are washing appliances, along with a second sink for added practicality. There is further space for a dining set or sofa.

## Living Room

**17'11 x 10'3 (5.46m x 3.12m)**

Placed at the front of the home is the family living room. The room will allow for multiple sofas and further living room furniture. The focal point of the space is a gas fire with a decorative tile and stone surround. A window views out over the front and double glass panelled doors open to the kitchen/ family room.

## Guest Cloakroom

Comprising a washbasin with tiled splashback and a water closet. There is a privacy window to the side.

## First Floor Landing

An open and airy first-floor landing leads to all four double bedrooms, the family Jack & Jill bathroom and an airing cupboard. Access to the loft.

## Principal Bedroom

**15'3 x 11'1 (4.65m x 3.38m)**

A dual aspect principal bedroom, benefiting from bespoke built-in wardrobes, allowing plenty of space for a king-size bed and further bedroom furniture. A door leads to the Jack & Jill Bathroom.

## Jack & Jill Bathroom

A beautifully appointed, contemporary four-piece bathroom featuring a freestanding oval bath set beneath a frosted window, striking blue metro tiles and a patterned tiled floor. The bespoke dark wood vanity with twin basins and brushed brass fittings adds a refined look, while the glass-enclosed walk-in shower with a rainfall head enhances the spa-like luxury. Doors lead to both the principal bedroom and the landing.

## Bedroom Two with En-suite

**10'11 x 10'6 (3.33m x 3.20m)**

The second double bedroom offers space for a double bed and side tables. There is a bank of fitted wardrobes with bespoke units which include hanging space, drawers and a section with a mirror and dresser lighting.

This bedroom benefits from a recently fitted modern en-suite with tiled shower, water closet and vanity sink.

## Bedroom Three

**10'8 x 10 (3.25m x 3.05m)**

A further double bedroom with a window to the rear and further built-in bespoke wardrobes with drawers and hanging space.

## Bedroom Four

**14'4 x 7'7 (4.37m x 2.31m)**

Another double bedroom, currently used as a generous single with space for a desk. A window opens to the front of the home. Fitted with carpet.

## External

Outlined in more detail as follows:

## Frontage

This double fronted property is most attractive, with a porch canopy over the front door and mature ornamental planting to the borders either side of the doorway. This well-maintained garden extends around the side of the home also, providing evergreen interest and colour.

## Rear Garden

The landscaped rear garden is designed for low maintenance, with an artificial lawn for the majority, with a patio area for an outdoor dining set. The garden gives access to the workshop and side access to the front of the home.

## Workshop

**16'5 x 8'10 (5.00m x 2.69m)**

Offering convenient storage with versatility of use. Fitted with power and light, and a window faces towards the garden.

## Driveway Parking

To the front of the home is a brick-paved driveway, allowing parking for two vehicles. With the benefit of an installed Electric Vehicle Charger.

## Property Information

Council Tax Band D

Freehold

Mains Electricity, Gas, Water & Drainage

Gas Central Heating

EPC Rating; C





# Kestrel Close, Calne, SN11

Approximate Area = 1641 sq ft / 152.4 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 1764 sq ft / 163.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Strakers. REF: 1233867

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

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