Elm Grove, Calne

£600,000

Butfield Breach

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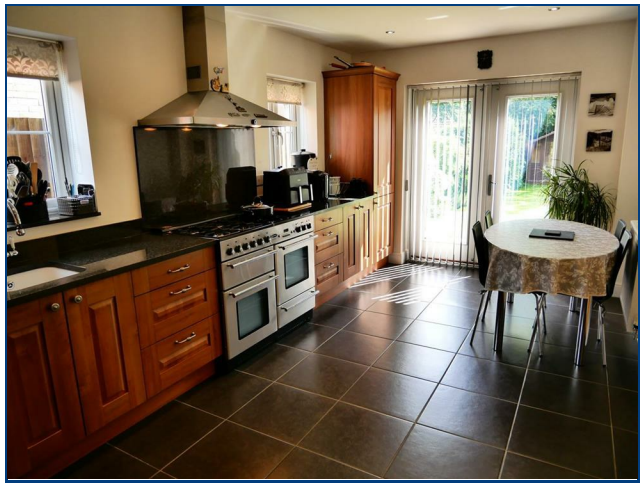
A gorgeous detached home that gives you four double bedrooms, multi-vehicle parking and a large double garage. Placed in a cul de sac the home enjoys a large southerly garden and is a gentle stroll to both town facilities and idyllic country walks. The ground floor gives you a hall, guest cloakroom, study, living room, dining/family room and quality fitted dining kitchen. The latter three are interconnected and have French doors opening onto the rear garden. The bedrooms are complemented by a family bathroom and two en-suites with double width showers. The home is both double glazed and gas centrally heated. The garden gives you a flat lawn and a wide patio are for outside dining and entertaining.



LOCATION
The home is placed just to the south of Calne centre. Close to the home are country walks, access to Historic Bowood and it is a gentle stroll to the multiple facilities of the town. Not far from the home is the Heritage Quarter of Calne. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. Close by is the local Recreation Centre with swimming pool and the Kingsbury Green Secondary School.

ACCESS & AREAS CLOSE BY
The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South is the market town of Devizes.
The No 55 bus offers a regular service around every twenty minutes during the day and a regular evening service. The service connects the train stations of Chippenham and Swindon plus taking in all the county towns and villages in-between.

FORMAL HALL
Doors give access to the living room, dining kitchen, study/office, utility, and guest cloakroom. Stairs rise to the first floor.

GUEST CLOAKROOM
The suite offers a pedestal wash basin and a water closet. window with privacy glass.

STUDY/OFFICE
8'9 x 8' (2.67m x 2.44m)
A window views out over the front. There is room for desks and further furniture.

LIVING ROOM
13'7 x 12'7 (4.14m x 3.84m)
French doors open out onto the rear garden and two windows look out onto the rear garden also. There is access to the dining room. There is the focal point of a fireplace.
The room has ample space for a number of sofas and extra items of living room furniture.

DINING/FAMILY ROOM
18' x 10'3 (5.49m x 3.12m)
The room offers space for a large dining table, chairs and allows for extra sizeable furniture. The room has access to both the living room and to the dining kitchen. French doors open out onto the rear patio and garden.

FITTED DINING KITCHEN
19'6 x 10 (5.94m x 3.05m)
A dual aspect is offered by two windows to the side and French doors that open to the rear patio and garden. There is a natural space for a dining table, chairs and further furnishing. There is a selection of fitted wall and floor cabinets with granite work surfaces. Integrated is a fridge freezer and a dish washer. Undermount ceramic sink. There is the focal point of a 'range' cooker with electric ovens, gas hobs and a hot plate. Above is a stainless steel chimney hood.

UTILITY ROOM
10'9 x 6'1 (3.28m x 1.85m)
A door gives access to the double garage and there is a glaze door out to the side garden area. There is a floor cabinet with work top and inset stainless steel sink and drainer.

FIRST FLOOR LANDING
Doors open to the bedrooms and to the family bathroom. Balustrade and space for display furniture.

MASTER BEDROOM
11'6 x 10'6 (3.51m x 3.20m)
The room offers a view out over the rear garden. There are built-in wardrobes and there is access to the en-suite. A super king size bed and extra furniture can be accommodated.

MASTER EN-SUITE
9'3 x 4' (2.82m x 1.22m)
The suite offers a double walk-in shower, water closet and a pedestal wash basin. Tile finishes.

BEDROOM TWO
11' x 10'1 (3.35m x 3.07m)
A window looks out to the front and access to the guest en-suite. There is room for a super king size bed, wardrobes and extra bedroom furniture.

GUEST EN-SUITE
7'9 x 4' (2.36m x 1.22m)
The suite has a water closet, pedestal wash basin and a walk-in double shower cubicle. Window with privacy glass. Tile finishes.

BEDROOM THREE
11' x 11' (3.35m x 3.35m)
A window looks out over the rear garden. At present the room accommodates two twin beds but could happily fit a large double bed. There is room for extra bedroom furniture.

BEDROOM FOUR
12' x 8' (3.66m x 2.44m)
Two windows look out over the front. Built-in wardrobe. There is room for a double bed plus further furnishing. The room also makes an ideal alternative study/hobby room.

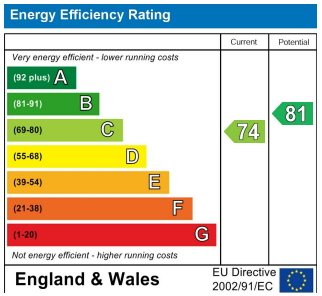
FAMILY BATHROOM
7'9 x 6' (2.36m x 1.83m)
The suite gives you a panel enclosed bath with mixer taps and shower attachment, water closet and a pedestal wash basin. Tile finishes and a window with privacy glass.

ATTACHED GARAGE
19' x 17'3 (5.79m x 5.26m)
Vehicle access is through two up and over doors with one being electronically operated. There is a glazed door to the side garden and a further door to the utility room. The garage is an excellent size and offer workshop space plus the eaves gives good storage opportunities.

MULTI-VEHICLE BRICK DRIVE
There is space for a number of sizeable vehicles to be parked. From here there is a gate to the side garden, access to the double garage and to the storm porch over the front door.

SIDE GARDEN
Running down the side of the home is a an area that connects the front drive and rear garden. There is a door to the utility, a path and long strip of lawn. It offers an area for discreet storage.

REAR SOUTHERLY GARDEN
The garden has both hedge and fence boundaries. The majority gives you a large flat lawn which is perfect for lounging, recreation or future cultivation. There are flower beds that offer mature planting. Across the rear of the home is a patio area that is perfect for outside dining and entertaining. The patio can be accessed from all the main reception spaces. At the end of the garden and to one corner is a summer house.



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

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