



Quarrydale Close, Calne

£465,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- DETACHED FOUR BEDROOMS
- DOUBLE GARAGE
- ELEVATED POSITION ON SOUTH SIDE OF CALNE
- LUXURY FOUR PIECE FAMILY BATHROOM
- BESPOKE FITTED WARDOBES & BEDROOM FURNITURE
- SPACIOUS CONSERVATORY OVERLOOKING THE GARDEN
- FULLY INSULATED OUTDOOR OFFICE
- TWO SUMMER HOUSES PLUS A GREENHOUSE
- BEAUTIFUL WRAPAROUND PRIVATE GARDENS



6, Quarrydale Close

A lovely four-bedroom detached property sitting in a generous wrap-around plot with an elevated position, beautiful south-facing gardens, and a **DOUBLE GARAGE**, in the highly desired and quiet residential location on the south of Calne. The home is well presented with accommodation comprising an entrance hall, porch, utility cloakroom, a large living room, a large conservatory, a dining room, and a fitted kitchen. To the first floor, the home offers a recently fitted four-piece family bathroom and four bedrooms, with two generous doubles and bespoke fitted wardrobes. Externally, the house has a wraparound garden which is extremely private and provides areas for cultivation and relaxation, with the bonus of a fully insulated outdoor office with power, lighting, heating, and Wi-Fi. There are also two summer houses, one with power and lighting.

The home is double-glazed and has gas central heating.

LOCATION

The home is situated just to the south of Calne centre. Close by are country walks 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 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. 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.

ACCESS & AREAS CLOSE BY

The home is placed in a cul-de-sac to the south of Calne centre. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, Marlborough and the M4 eastbound. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham and the M4 eastbound. Just to the south is Devizes and routes to Salisbury plus the coast. The No 55 Bus connects Chippenham and Swindon rail stations, taking all the villages and towns in between.

THE HOME

Positioned on an elevated plot offering great privacy within easy reach of the town's amenities. Outlined in further detail as follows:

PORCH

Upon entering the home a porch with a window allows storage space for outdoor attire.

ENTRANCE HALL

The entrance hall leads to the living room, cloakroom, and kitchen. Stairs rise to the first-floor accommodation.

LIVING ROOM

16 x 11'7 (4.88m x 3.53m)

A bright and airy room with generous space to allow for multiple sofas and display furniture. Patio doors open to the conservatory and an opening leads to the dining room.

CONSERVATORY

16 x 13 (4.88m x 3.96m)

A large conservatory with plenty of space for multiple sofas to sit and enjoy views over the rear garden. The room is finished with tiled flooring, tilt windows, and fitted blinds to

the ceiling to offer shade in the summer. The conservatory has power, lighting and a ceiling fan.

DINING ROOM

12'11 x 9'3 (3.94m x 2.82m)

With a large window viewing over the rear garden the dining room is spacious enough for a large dining table, chairs, and further display furniture. A door opens into the kitchen and an opening to the living room.

KITCHEN

15'1 x 8'2 (4.60m x 2.49m)

A fitted kitchen comprises matching wall and base cabinets with an integrated chest height 'Neff' electric oven and Belling gas hob. Beneath a window that views out over the front gardens is an inset ceramic sink with a drainer. Space with plumbing allows for a dishwasher and fridge freezer. A newly fitted stable door opens to the side garden and the outdoor office. Finished with tiled flooring and splashback. The boiler unit is neatly hidden inside a cupboard.

CLOAKROOM

Recently refitted with a new water closet and wash basin. The utility cloakroom also has space and plumbing for a washing machine. The room is finished with tiling and a small privacy-glazed window.

FIRST FLOOR LANDING

Doors open to all four bedrooms, the family bathroom, and the airing cupboard. Loft access.

PRINCIPAL BEDROOM

13'10 x 8'9 (4.22m x 2.67m)

With views onto the rear garden, the principal bedroom easily accommodates a king-size bed. The room benefits from a bank of bespoke fitted wardrobes, drawers, a dresser, and side tables.

BEDROOM TWO

13'1 x 8'9 (3.99m x 2.67m)

Also located at the rear of the home, bedroom two can easily accommodate a king-size bed and further bedroom furniture.

FAMILY BATHROOM

Fitted in recent times to a high standard, the fully tiled four-piece bathroom features a roll-top, claw bath and separate

corner shower cubicle with rainfall shower head, a water closet, and a vanity wash basin. A bonus to the room is the towel radiator and a heated mirror with lighting and charging abilities.

BEDROOM THREE

10'6 x 5'10 (3.20m x 1.78m)

Currently used as a home office with a bespoke fitted desk with fitted storage units and two sets of wardrobe space.

BEDROOM FOUR

9'1 x 7'6 (2.77m x 2.29m)

A generous single bedroom or small double with lovely views towards the front of the home and Calne roof tops beyond.

EXTERNALS

Outlined in further details as follows:

REAR GARDEN

The garden is of a wonderful size and wraps around the property. The side garden offers raised beds for cultivation and a pond. You come to a large patio area from the conservatory doors, ideal for outside dining and relaxing in the warmer months. A step up to a substantial lawned area and established trees, shrubs, and flowering plants border the entire garden, creating an enclosed and very private idyll. Each corner of the garden has a summer house one with lights and power. To the side of the garden is a greenhouse.

OUTDOOR OFFICE

A fully insulated garden office with hard-wired fibre broadband, heating, lighting and Wi-Fi provides an ideal workspace for those working from home, while equally lending itself to use as a studio, hobby room or gym.

DOUBLE GARAGE

17'9" x 16'8" (5.41m x 5.08m)

Brick-paved driveway parking for multiple vehicles in front of the double garage. Fitted with power and light and accessed via up and over doors to the front.

FRONT GARDEN

Steps rise to the pathway leading to the front door. On either side of the pathway is a beautiful lawned area with borders of a variety of established shrubs, trees, and plants to create a welcoming frontage to the home. There is gate access to both sides of the rear garden.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.