



Quemerford, Calne
£250,000



HOME SHOW PRE-LAUNCH! A period home brimming with quality and bespoke features. There are two separate reception rooms and a fitted kitchen with appliances. A four piece bathroom complements the two double bedrooms. One bedroom has space for a super king size bed and the second has extensive fitted bedroom furniture. The home has double glazing and gas central heating. At the rear of the home are two garden areas. One for relaxation and entertaining plus another with cultivation and recreation in mind. In between is a log cabin/studio/workshop offering a multitude of possibilities. Country walks are on the doorstep and local facilities are close by.



LOCATION

The house is located in the Quemerford area of Calne. Close by is the local primary school of Holy Trinity and the secondary school of Kingsbury Green is also within easy walking distance. The River Marden, Wessington Park, Village Post Office, Asda Express and the local Public House are also close by. The centre of Calne is within easy reach and offers multiple shopping facilities, supermarkets, coffee shops, restaurants, medical centres and hostellers.

ACCESS & AREAS CLOSE BY

The home is placed in the Quemerford area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, 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 and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

THE HOME

The home has many quality upgrades in recent years and an outline of accommodation is as follows;

LIVING ROOM

13' x 12'10 (3.96m x 3.91m)

The focal point of the room is a fireplace with sizeable timber mantle. There is the feature of an artistic and shaped wall radiator. There is room for a number of sofas and further living room furniture. A window looks out to the front and there is an opening to the dining room.

DINING ROOM

11'7 x 9'10 (3.53m x 3.00m)

A window looks out to the rear and there is an opening to the fitted kitchen. This makes it perfect for interacting with dinner guests. The room has a number of bespoke features. There is a dresser cabinet with gloss fronted doors and marble top. Chrome period style radiator. Under stairs storage cabinets.

To one corner is a fireplace with display mantle. Stairs rise to the first floor. Tile floor.

FITTED KITCHEN

10'2 x 8' (3.10m x 2.44m)

Carefully thought out and designed is the fitted kitchen. There is a selection of fitted gloss fronted cabinets with marble work surfaces. Integrated are a dish washer,

washing machine, fridge, freezer, wine cooler, oven, microwave oven, hob and contemporary hood. Inset sink with mixer tap. Tile floor.

Feature wall radiator. Window to the side and rear access door. Door to the four piece bathroom.

FOUR PIECE BATHROOM

7'11 x 6' (2.41m x 1.83m)

Window with privacy glass and tile floor. Glazed shower cubicle with both hand held and 'Rain Drop' showers. Vanity cabinet with a shaped, pink glass waterfall vessel sink and faucet mixer tap. Panel enclosed bath and a water closet. Tile walls with feature tile strips.

FIRST FLOOR LANDING

Doors open to both the bedrooms. Store cabinet.

MASTER BEDROOM

13' x 12'11 (3.96m x 3.94m)

The room is of a size that can accommodate a super king size bed, further bedroom furniture and seating plus a desk. A window views out to the front.

BEDROOM TWO

10'11 x 8'4 (3.33m x 2.54m)

A window looks towards the rear garden and cabin. There is an extensive range of built-in bedroom furniture which includes hanging space, drawers and a section with a mirror and dresser lighting.

EXTERNAL

Outlined as follows:

FRONT GARDEN

The front garden is gravelled for ease of maintenance and pot plant display.

REAR PATIO GARDEN

Between the home and log cabin is a patio garden area. It gives the ability to place out a table with chairs and is an ideal spot for outside dining and entertaining. Access to the log cabin.

LOG CABIN/ WORKSHOP/STUDIO

15'6 x 7'3 (4.72m x 2.21m)

Fitted with power and light is this log cabin. This space could be utilized in many ways, such as a home office, gym or hobby room. Double door front access and side windows. Loft hatch

REAR GARDEN AREA

A long stretch of garden that could offer cultivation opportunities. It could also be lawned for recreation and relaxation.

N.B

The property has a historic right of way across neighbouring gardens.



