

Kingsplay Close

£675,000

Butfield Breach
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- Detached Five Bedroom Home
- Double Garage
- Private Driveway
- Enclosed Garden
- Main Bedroom With Ensuite
- Guest Bedroom with Ensuite
- Two Reception Rooms
- Dining Kitchen
- Utility Room & Cloakroom
- Beautifully Presented







Kingsplay Close, Calne

An impressive and beautifully presented five-bedroom family home, occupying a desirable position within a peaceful cul-de-sac in the sought-after Cherhill View development. The property offers spacious and elegant accommodation, including a bay-fronted living room, an open-plan kitchen/dining area with quality quartz worktops, and a separate family room. The principal bedroom and second bedroom both benefit from en-suite facilities; the further three bedrooms are complemented by a modern family bathroom. Externally, the property boasts a landscaped rear garden, driveway parking for four vehicles and an integral double garage.

Location

Situated on the sought-after Cherhill View development by Redrow Homes, this attractive modern property forms part of the prestigious Heritage Collection. Enjoying countryside views towards Cherhill Monument and the White Horse, the development offers scenic walks and easy access to Calne, Marlborough and Chippenham. With Junction 15 of the M4 approximately 12 miles away and direct rail services to London and Bath from nearby Chippenham, this is an ideal location combining modern living with the beauty of the Wiltshire countryside.

The Home

This detached family home is ideally situated in a quiet cul-de-sac on the edge of the development, enjoying a peaceful setting with easy access to nearby walking paths and further green spaces. The location is perfect for dog walkers, nature lovers and anyone who enjoys outdoor pursuits.

The property offers bright, airy and well-presented accommodation arranged over two floors, with high ceilings and quality fixtures and fittings throughout, creating a spacious and welcoming feel.

Further benefits include a triple water filtration system, gas central heating and double glazing throughout, contributing to a B rating on the EPC.

Ground Floor

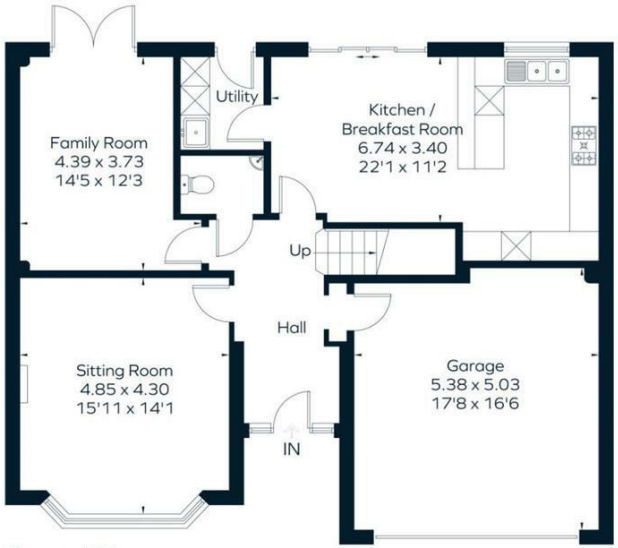
Upon entering the home, a welcoming entrance hall provides access to the ground-floor accommodation, including access to the integral double garage and a convenient guest cloakroom, while a balustraded staircase rises to the first floor. The spacious living room features an attractive front-facing bay window that fills the room with natural light. A separate family room, with French doors opening onto the rear garden, provides an ideal extra reception room. Currently, the owners use this as a large office.

The superb open-plan kitchen/dining area is well appointed, featuring sleek quartz worktops with an integrated double sink, a stylish tiled subway splashback and a range of integrated Smeg appliances, including an eye-level double oven, double fridge and freezer and a five-ring gas hob. Ample storage is provided by a range of fitted units and a dedicated larder cupboard, while the generous dining area comfortably accommodates a family dining set. Sliding doors open directly onto the rear garden, creating a wonderful setting for entertaining. A utility room, finished to the same high standard with matching cabinetry and worktops, an integrated sink and space for two laundry appliances, completes the ground-floor accommodation.

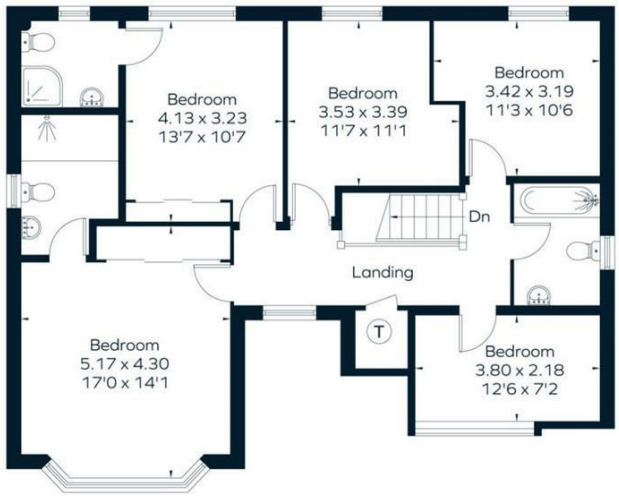
Measurements as Follows:

Kitchen/Dining
22'1 x 11'2 (6.73m x 3.40m)

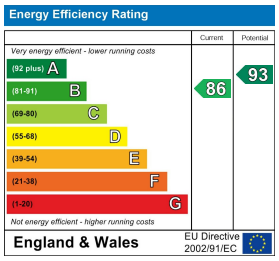
Approximate Area = 203.6 sq m / 2191 sq ft (Including Garage)



Ground Floor



First Floor



Living Room
15'11 x 14'1 (4.85m x 4.29m)

Family Room
14'5 x 12'3 (4.39m x 3.73m)

First Floor
The first floor features a spacious landing with an attractive balustrade, an airing cupboard and access to the loft.

A particular highlight of the home is the generously proportioned principal bedroom, which offers ample space for bedroom furniture and benefits from a charming bay window, a full wall of fitted wardrobes and a contemporary en-suite shower room with a walk-in shower.

There are four further bedrooms, providing excellent flexibility for family living, guests or home working. The second bedroom also benefits from a bank of fitted wardrobes and its own en-suite shower room, complete with a corner shower cubicle.

Completing the first-floor accommodation is a further modern family bathroom, fitted with a bath and shower over.

Measurements as follows:

Main Bedroom Plus En-suite
17 x 14'1 (5.18m x 4.29m)

Bedroom Two Plus En-suite
13'7 x 10'7 (4.14m x 3.23m)

Bedroom Three
11'7 x 11'1 (3.53m x 3.38m)

Bedroom Four
11'3 x 10'6 (3.43m x 3.20m)

Bedroom Five
12'6 x 7'2 (3.81m x 2.18m)

External
The fully enclosed rear garden is attractively landscaped, featuring a lawn bordered by mature hedging to the rear and attractive planting within well-stocked borders. An extensive limestone-paved patio stretches across the rear of the property, providing an elegant setting for outdoor dining and entertaining. A pergola-covered seating area offers a further inviting space in which to relax and enjoy the garden. Further storage is also offered with a practical garden shed.

Double Garage
17'8 x 16'6 (5.38m x 5.03m)
The integral double garage is accessed via an internal door from the property and an electric up-and-over door to the front, operated by a fob. Offering an ideal space for secure vehicle parking, the garage also benefits from power sockets and lighting.

Property Information
Council Tax Band F
All Mains Services are connected
Total Square Footage 2191 sq ft
This property has an Estate Management Charge of Circa £450 per annum.

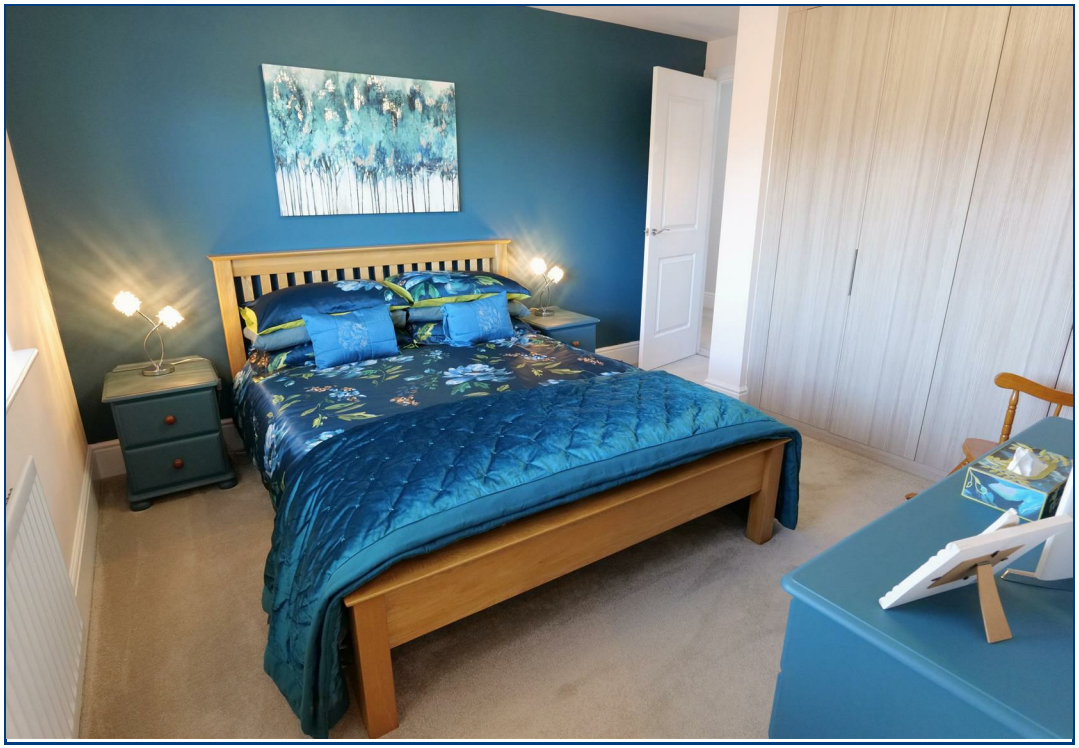












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