



Pottows Field, Calne
£375,000



Located in the sought-after village of Cherhill near Calne, this delightful three-bedroom semi-detached home combines generous accommodation with a beautifully maintained rear garden.

Internally, the first floor offers three well-proportioned bedrooms and a modern family bathroom. On the ground floor, you'll find a spacious living room featuring a cosy log burner, alongside a well-appointed dining kitchen—ideal for both family meals and entertaining. Additional ground floor benefits include a practical utility room and a convenient cloakroom. Situated in a peaceful village setting with countryside walks nearby, the home is positioned within a quiet cul-de-sac with parking available close by, making it both tranquil and practical for day-to-day living. The property also benefits from south-facing solar panels, fully owned, contributing to a great EPC rating.



Cherhill Village

Cherhill is a charming village located along the A4 between Calne and Marlborough in Wiltshire, England. It's renowned for its picturesque setting and historical significance, most notably the 17th-century White Horse carved into the Cherhill Downs. Beyond its scenic beauty, Cherhill offers a strong sense of community, with several local amenities that enhance village life. The village boasts a historic church, popular pub, primary school, and village hall, all contributing to a close-knit atmosphere. Recently, the addition of the 'Dandy Highwaymen,' a trendy coffee spot, has become a favorite gathering place for locals and visitors alike.

Cherhill's proximity to the famous Avebury stones, just a five-minute drive away, makes it an ideal spot for those interested in exploring the rich history and natural beauty of the region.

The Home

The property is located in a quiet cul-de-sac, providing ample space for multiple vehicles. The house is set back from the lane, offering privacy, with a further gated front garden that adds to the charm and seclusion of the home.

The Home outlined in further detail as follows:

Front Garden

This front garden is hedged to offer privacy and is well-maintained. It features a mixture of mature plantings and offers gated side access to the rear of the property.

Entrance

Upon entering the home, you are welcomed by a hallway that gives access to the living room on one side and the dining kitchen on the other. In front of you, there is space for storage furniture, and the stairs rise in front of you to the first-floor landing.

Living Room

15'8 x 10'04 (4.78m x 3.15m)

A dual aspect living room with ample space to organise multiple sofas around the focal bath stone fireplace with Log Burner.

Dining Kitchen

15'7 x 9'6 (4.75m x 2.90m)

The fitted kitchen is thoughtfully designed with matching wall and base units, an integrated oven, electric hob, and a sink-and-a-half with drainer positioned beneath a window overlooking the rear garden. Charming country-style tiled flooring and coordinating splashback tiling enhance the space. There's ample room for a dining table and chairs, as well as display furniture to add a personal touch. An under-stair recess provides a practical spot for a tall fridge-freezer, while a door leads conveniently through to the utility room.

Utility Room

8'1 x 6'9 (2.46m x 2.06m)

Wood effect worktops with space underneath, with plumbing for the washer and dryer. Further space for appliances or storage furniture. A door opens to the cloakroom and garden room.

Guest Cloakroom

Located on the ground floor, with a water closet and vanity wash basin accessed via the utility room.

Garden/ Boot Room

8'7 x 7'4 (2.62m x 2.24m)

A convenient and versatile addition to the home, perfect for coming in after one of the many nearby country walks and storing coats, boots, and outdoor gear. It also serves well as a garden potting shed or additional storage space.

First Floor Landing

Doors open to all three bedrooms and the family bathroom as well as an airing cupboard. Loft access.

Principal Bedroom

12'6 x 9'4 (3.81m x 2.84m)

With a window overlooking the front of the home, this bedroom offers space for a king-size bed and further bedroom furniture as well as benefiting from a built-in wardrobe.

Bedroom Two

10'6 x 6'4 (3.20m x 1.93m)

Positioned at the rear of the home with a window that offers beautiful countryside views beyond the garden. The room can accommodate a small double bed or a generous single.

Bedroom Three

9 x 7'4 (2.74m x 2.24m)

Located at the front of the home, currently used as a study but could also easily accommodate a single bed and further bedroom furniture.

Family Bathroom

9'4 x 5'11 (2.84m x 1.80m)

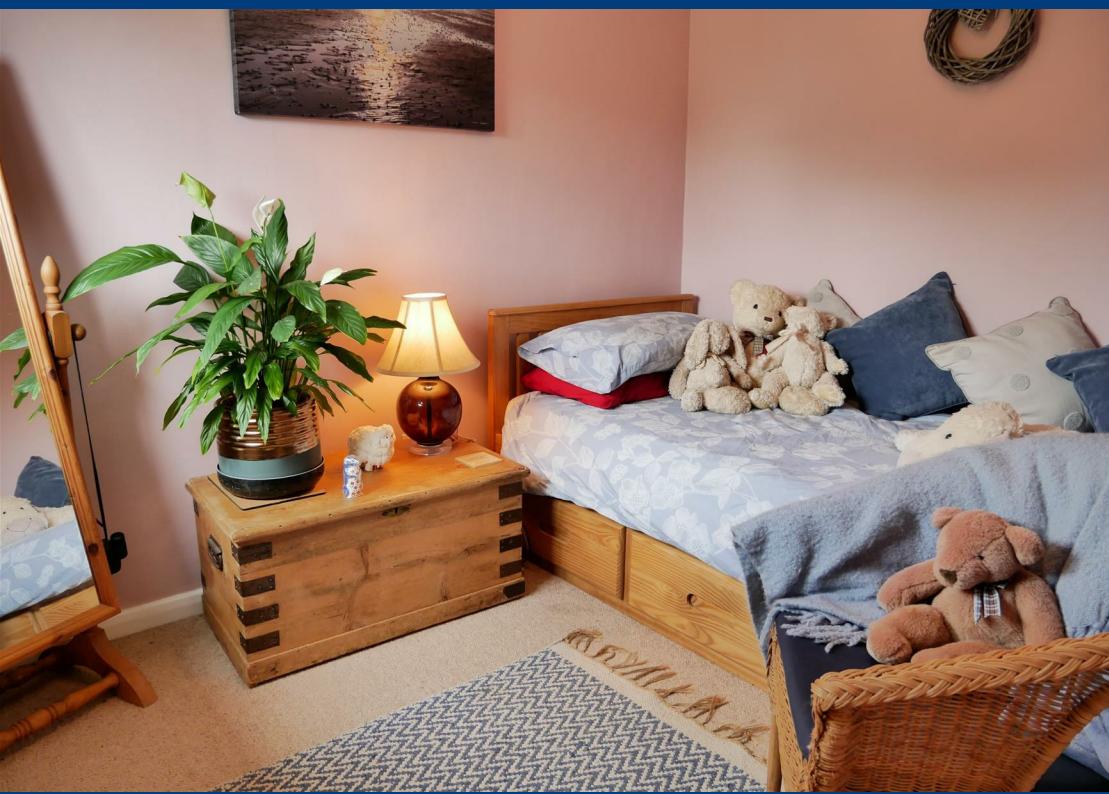
The suite comprises a large corner bath with a shower over. Modern white wash basin and water closet. Tiled white finishings.

Rear Garden

This beautifully manicured and exceptionally private rear garden offers a tranquil retreat with a variety of thoughtfully designed spaces to enjoy. Multiple areas of interest provide opportunities for cultivation, relaxation, and entertainment. A generous shingle area is perfectly suited for al fresco dining and easily accommodates outdoor furniture. The garden also benefits from convenient side access, a large storage shed, and an oil tank discreetly positioned for practicality without compromising the overall aesthetic.

Solar Panels

The property benefits from a south-facing array of 10 solar panels, installed in 2018 and fully owned by the current owner—offering long-term energy savings with no lease agreements. Their optimal orientation ensures maximum efficiency, contributing to a noticeable reduction in overall energy bills. Further details regarding cost savings and performance are available upon request.





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



Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-80) B		
(69-68) C	78	
(55-54) D		
(39-34) E		
(21-18) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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