



Westerham Walk, Calne
Asking Price £475,000

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- GORGEOUS LANDSCAPED GARDEN
- CORNER PLOT DETACHED HOME
- FOUR DOUBLE BEDROOMS
- GARAGE & DRIVE PARKING
- EXPANSIVE GROUND FLOOR LIVING
- 27'10 (8.47m) BREAKFAST KITCHEN
- 25'6 (7.77m) LIVING DINING ROOM
- CONSERVATORY & LARGE SUMMER HOUSE
- GAS CH & DOUBLE GLAZED
- BATHROOM & EN-SUITE



Westerham Walk, Calne

A detached home that offers you the most idyllic landscaped garden featuring large summer house, office and numerous areas for outside dining, relaxing and entertaining. The home enjoys 1512 sqft (140.4sqm) of accommodation with very expansive ground floor living. There is a quality fitted 27ft 10" family kitchen breakfast room with granite finished quality cabinets. A feature fireplace with log burner separates this room from a 25ft 6" (7.77m) living dining room. Finally, overlooking the garden, is a large vaulted conservatory. All the ground floor reception spaces open out onto a patio or terrace to expand the living/entertaining space. The ground floor is completed by a guest cloakroom, hall and a utility. The first floor is arranged to give three double bedrooms and a generous single with a family bathroom and an en-suite to the master bedroom. To the front is parking for three vehicles and an attached garage.

LOCATION

The home is placed on a corner plot in a pretty cul de sac and within a gentle walk to town facilities. The walk into town takes you close to the Heritage Quarter and the famous 'Doctor's Pond' which was key in the discovery of Oxygen. The Heritage Quarter features the Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden. The recreation fields and parkland are on the doorstep with tennis courts, playground, dog walking field and the local Bowls Club. There is a primary school is also an easy walk away.

Very close by are idyllic walks along the river, countryside and access onto the National Cycle Route.

ACCESS & AREAS CLOSE BY

To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, Marlborough and the M4 junction at Hungerford. To the west is Bowood, Chippenham, Bath and the M4 junction. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 junction.

There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne, Tesco Superstore, Lyneham and Royal Wootton Bassett.

THE HOME

Outlined in a little more detail as follows;

THE GROUND FLOOR

The home has the most wonderful flowing ground floor accommodation. The entrance hall gives access to the guest cloakroom, utility and the living dining room. The living dining room is separated from the kitchen breakfast room by a feature chimney breast open to each side with a log-burning stove. The feature is enjoyed by both rooms. The living room has space for large sofas and a sizeable dining table and chairs. French doors open out to the rear patio and expand living space in fine weather. From the living room you step into a vaulted conservatory overlooking the landscaped garden. Impressive in size with windows to three sides. Underfloor heating in the conservatory, dining room and living room.

The kitchen breakfast room offers areas of different character and is great for family and guest interaction. Close to the log burner is an area for seating, and French doors open out onto the side terrace for al fresco dining. Centrally is a granite topped island unit on two levels- perfect for bar stools. Inset is a hob with chimney hood over and a wine cooler. The kitchen area itself gives you a granite finished kitchen with two ovens, fridge freezer and a dishwasher. Inset double sink. The island unit and the main kitchen offer floor pelmet lighting, offering a lovely effect.

THE FIRST FLOOR

All four bedrooms are double in size. At the far end is the master bedroom that offers you far reaching views, space for a large double bed and access to an en-suite. The en-suite offers you a double shower. There is a quality family bathroom with bespoke fitted vanity and a panel enclosed with screen and 'Raindrop' shower over. The bedrooms give you good flexibility of use with bedroom four especially offering a nice place for an office or study.

EXTERIOR

To the front of the home is off road parking for three vehicles and access to the attached garage. The garage has a roller door for vehicle entry and there is a iron gate that opens to the side and garden beyond. The gardens are a joy with multiple areas to relax and entertain. Carefully planned by the current owners and with ease of maintenance in mind. Adjacent to the home are two large patio areas with ornamental wall surrounds. One is covered by a Gazebo for all year round use and is a perfect barbeque area. There is a shaped artificial lawn and a fish pond.

The garden is filled with mature planting that offers areas of good privacy. The garden features a summer house and a garden office. The summer house is a excellent size and offers a great retreat or all year round recreational use. The garden office gives you a very pleasant place to work or hobby. Placed to the side of the home is a large decked terraced area. Placed off the family kitchen breakfast room it offers a pleasant place to relax and entertain. It offers far reaching views and is arranged over two

levels. From here there are double doors that open to the rear of the garage.

APPROXIMATE HOME MEASUREMENTS AS FOLLOWS;

ENTRANCE HALL

GUEST CLOAKROOM
5' x 2'10 (1.52m x 0.86m)

UTILITY ROOM
9'2 x 9' (2.79m x 2.74m)

LIVING DINING ROOM
25'6 x 11'2 (7.77m x 3.40m)

FAMILY KITCHEN BREAKFAST ROOM

CONSERVATORY

FIRST FLOOR LANDING

MASTER BEDROOM
12'4 x 11'11 (3.76m x 3.63m)

MASTER EN-SUITE
8' x 3'7 (2.44m x 1.09m)

BEDROOM TWO
12'9 x 10'10 (3.89m x 3.30m)

BEDROOM THREE
12'7 x 7'11 (3.84m x 2.41m)

BEDROOM FOUR
7'9 x 8'3 (2.36m x 2.51m)

FAMILY BATHROOM
7'2 x 6'4 (2.18m x 1.93m)

ATTACHED GARAGE
17'7 x 8'5 (5.36m x 2.57m)

SUMMER HOUSE
15'6 x 12'3 (4.72m x 3.73m)

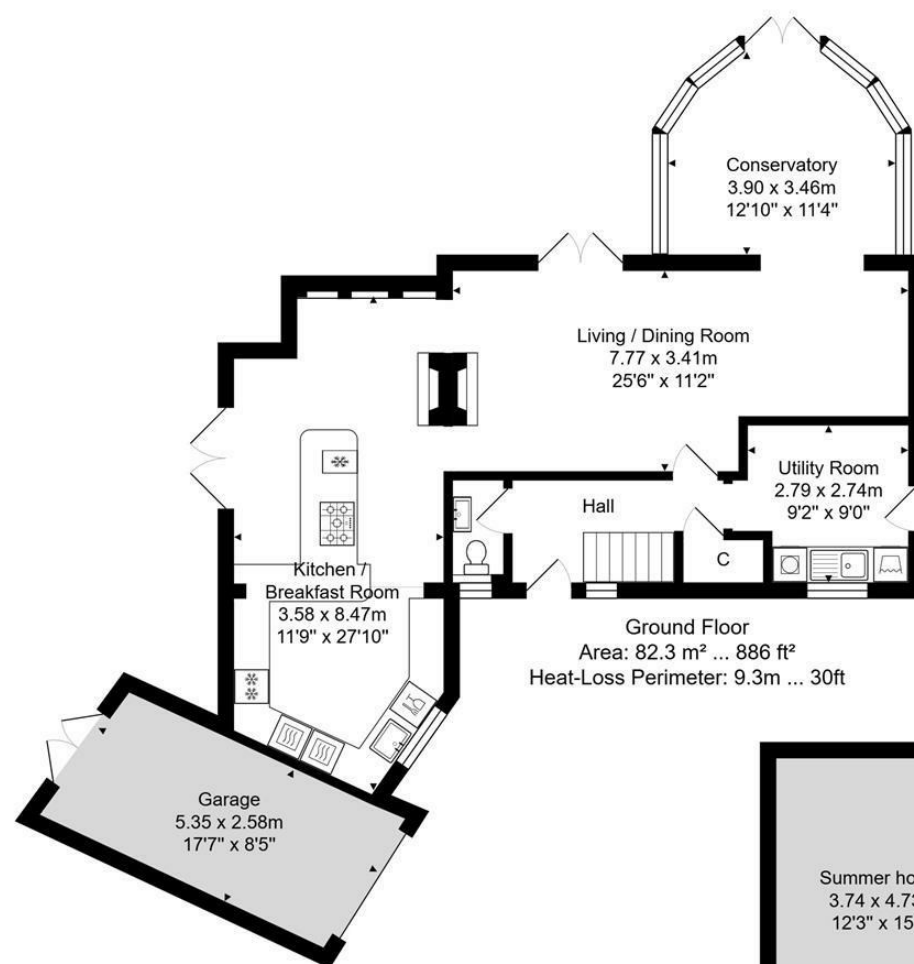
GARDEN OFFICE
12'4 x 9' l shaped (3.76m x 2.74m l shaped)



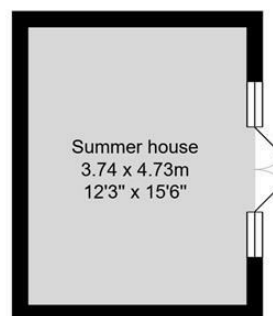


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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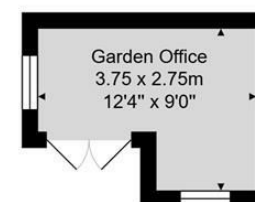
Total Area: 140.4 m² ... 1512 ft² (excluding garage, summer house, garden office)



First Floor
Area: 58.2 m² ... 626 ft²



Summer House
Area: 17.7 m² ... 190 ft²



Garden Studio
Area: 8.3 m² ... 89 ft²

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

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