



## Olivers Court, Calne

**£515,000**



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- Beautifully Presented Detached Home
- Four Bedrooms and En-Suite to the Principal Bedroom
- 25ft Stunning Dining Kitchen
- South-West Facing Landscaped Rear Garden
- Garage and Driveway Parking
- Utility Room and Cloakroom
- Spacious Living Room
- Large Family Bathroom
- Garden Studio
- Excellent Quality Throughout



## 1, Olivers Court

A beautifully presented and stylish four bedroom detached home located in a quiet cul-de-sac on the sought-after development of Cherhill View, south of Calne. Oozing quality throughout, this home has the added feature of a garden studio with power, ideal for use as a garden office, therapy room or hobby room.

The current owners have added character and charm to this modern house with the addition of wood panelling to some walls, a fireplace wall to the living room and thoughtful landscaping to the rear garden.

Internally, on the ground floor, the home consists of a welcoming entrance hall, generous sized living room, luxury 25ft dining kitchen with patio doors opening out to the rear garden, a utility room and a cloakroom. To the first floor, there are four excellent sized bedrooms, three of them being doubles and the fourth is a very generous single. The principal bedroom has a bank of fitted wardrobes and en-suite shower room. There is also a good size family bathroom.

Externally there is an attractive front and side garden with smart railings and a beautifully landscaped south-west facing rear garden with decked patio and a pergola. The garage is fitted with power and light and has been converted to provide a bar area and a home gym. There is driveway parking for three cars. Gas central heating and double glazed throughout. Within a short distance from the home are multiple schools, amenities, and access to open countryside.

## Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

## Cherhill View Location

Cherhill View is a sought-after development that was built in 2017 by Redrow and is part of their 'Heritage Selection'. This home is located on the south side of Calne with the North Wessex Downs countryside views over the rolling hills of the Cherhill monument and Cherhill White Horse, and scenic walking routes on the doorstep.

A level walk away are the town amenities, primary and secondary schools, post office and leisure centre.

## The Home

'The Cambridge' design with quality fittings throughout. In more detail as follows:

## Entrance Hall

A bright and welcoming entrance hall which gives access to the living room, guest cloakroom and dining kitchen. Balustrade stairs lead up to the first floor with understairs storage drawers. Window to the front aspect. Tiled flooring.

## Living Room

### 17 x 11'09 (5.18m x 3.58m)

A spacious and comfortable living room with ample space for sofas, armchairs and display furniture. To add to the ambience, the current owners have added some wall panelling and a feature fireplace wall with electric stove-style fire and timber mantel. A window views out over the green in front of the home. Fitted with carpet.

## Guest Cloakroom

An excellent size guest cloakroom, comprising a pedestal water closet and handwash basin, with extra room for storage furniture. A window with privacy glass faces to the front. Tiled flooring.

## Dining Kitchen

### 25' x 13'07 (7.62m x 4.14m)

Stretching across the back of the home, enjoying views out over the rear garden is the stunning dining kitchen. A true 'heart of the home', the room has been arranged allowing natural areas for dining and cooking, an ideal family space and social space for entertaining.

Outlined in more detail as follows:

## Kitchen Area

With a range of Shaker-style cabinetry, the kitchen is well equipped with plenty of preparation space for those who like to cook and entertain.

Integrated appliances include a mid-height double oven, extractor fan, four-ring gas hob, fridge freezer and dishwasher. There is an abundance of storage, including pan drawers and a pull-out pantry drawer. Central to the kitchen is a stylish island which incorporates both under-counter storage and a breakfast bar to fit three bar stools. A sink and a half with drainer is positioned beneath a window that views out over the rear garden. Wood-effect laminate work surfaces, tiled splashbacks, under-counter lighting and ceiling spotighting. Tiled flooring continues from the hallway, giving a seamless flow to the ground floor. A door leads to the utility room.

## Dining Area

The dining area is large enough to happily have sofas and display furniture alongside a dining set, making for a really flexible space for an owner to arrange to their needs. Wall-panelling adds warmth and character to the room, while sliding patio doors open to the rear garden and beautifully expands the home in the warmer months. Ceiling spotighting.

## Utility Room

### 6'06 x 5'08 (1.98m x 1.73m)

Accessed from the kitchen, the utility room is a good size with space for a washing machine and tumble dryer. There is a stainless steel drainer sink and wall and base cupboards. The wall-mounted boiler is located in this room. Tiled flooring to match the kitchen and hallway. A side door gives access to the driveway.

## First Floor Landing

Carpeted stairs and upstairs landing, giving access to all four bedrooms and the family bathroom. Painted panelling to some walls. Loft access with partial boarding.

## Principal Bedroom

### 14 x 11'09 (4.27m x 3.58m)

With a window to the front, viewing out to the green and it's beautiful oak tree, this bedroom is generous in size and can accommodate a kingsize bed, bedside tables, dressing table and display furniture. There is the benefit of a bank of fitted wardrobes, panelling to one feature wall and a door opens to the en-suite. Fitted with carpet.

## En-Suite

The en-suite comprises a double shower cubicle, pedestal water closet and wall-hung wash basin. Window with privacy glass to the side aspect. Tiled flooring and walls to mid-height. Chrome towel radiator.

## Bedroom Two

### 13'06 x 8'10 (4.11m x 2.69m)

The second bedroom has ample space for a kingsize bed alongside other large furniture pieces and has the added benefit of fitted wardrobing. Fitted with carpet. A window views out over the front of the home.

## Bedroom Three

### 11'04 x 9'08 (3.45m x 2.95m)

With a window that faces to the rear garden, bedroom three is a good size double bedroom with ample space for a double bed, wardrobe and further furniture. Fitted with carpet.

## Bedroom Four

### 9 x 7'04 (2.74m x 2.24m)

A generous single bedroom, with space for a good deal of storage furniture, owing to it's shape and size. Fitted with carpet and with a window that looks out over the rear garden.

## Family Bathroom

### 10'05 x 5'08 (3.18m x 1.73m)

A spacious family bathroom which comprises a panel bath with shower over and glass splash screen, pedestal water closet and wall-hung wash basin. Chrome towel radiator, tiled floor and walls. The airing cupboard is located within the bathroom and houses the hot water tank.

## External

Outlined in more detail :

## Front and side gardens

The attractive frontage to the property includes decorative shingle and shrub planting which extends around the outer side of the home. Paved steps lead up to the storm porch and the front entrance door. The front and side gardens are enclosed by stylish metal railings.

## Landscaped Rear Garden

With a south-westerly aspect the enclosed rear garden enjoys sun all day and has been thoughtfully landscaped by the current owners. With a low-maintenance design and enjoying an excellent level of privacy, the garden features a large area of artificial lawn to the centre with planted borders around the perimeter. There is an attractive curved brick wall with timber trellising which increases the feeling of privacy. From the sliding patio doors, there is a composite decked patio, perfect for al fresco dining and relaxing. An additional area to relax and entertain is the timber-framed pergola with pitched tile roof, under which there is a paved seating area. A side gate leads to the driveway and paved path leads to the garden studio.

## Garden Studio

Adding flexibility to the home, this timber-clad garden studio has double doors, two windows and an electric power supply, and offers ample space to accommodate a desk, chair, daybed and storage furniture. It would lend itself to being a workspace, hobby room, therapy room or playroom.

## Garage

A single garage with double doors to the front and a pedestrian door accessed via the garden. The garage has been converted to create a bar area at the rear end, with a partition wall separating this from the multi-gym area at the front of the garage. This conversion could easily be returned to its original use to store a car should a new owner prefer. Power and light.

## Driveway Parking

The driveway to the side of the home can fit up to three cars in tandem.

## Services and Information

All mains services for gas, electricity, water and drainage.

Council Tax Band E.

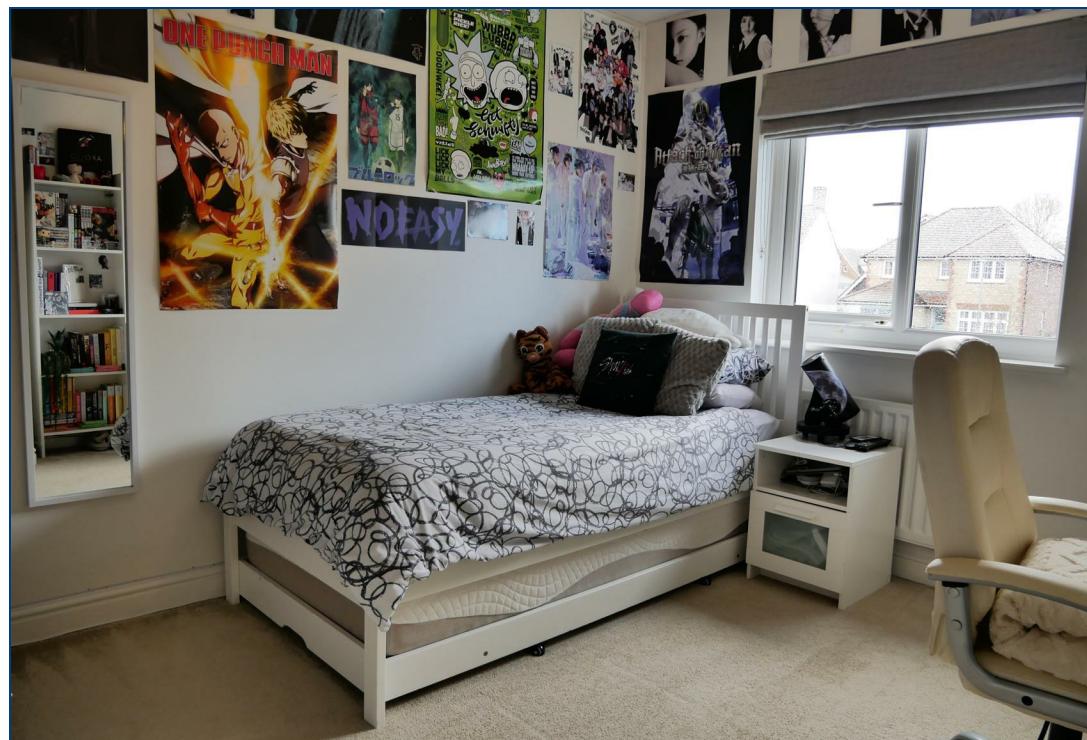
The property is subject to an annual maintenance fee for the upkeep of the common areas of the development.

Cwtch



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First Floor



Ground Floor

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

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