

DIRECTIONS TO THE PROPERTY

At the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. At the traffic lights turn left on to Church Street and follow the road along bearing left at the fork in to Mill Street which leads in to Anchor Road. Follow this road along passing the Recreation Club on the left and then take the second turning on the right in to Sandy Ridge. The property can be found near the top of the cul-de-sac on the left hand side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

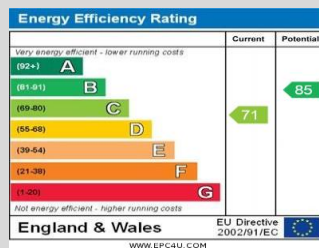
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



4 Sandy Ridge
Calne, SN11 8HN

Offers in Excess of £450,000

'People & property are always at the heart of whatever we do'



4 Sandy Ridge, Calne

A beautifully presented four-bedroom detached family home, thoughtfully updated and enhanced, ideally positioned within an exclusive cul-de-sac of just ten properties on the sought-after southern side of the Wiltshire market town of Calne. The well-proportioned accommodation comprises a welcoming entrance hall, cloakroom, spacious living room, and a versatile dining kitchen, along with a practical utility room on the ground floor. Upstairs, the property offers four generously sized bedrooms, including a principal bedroom with en-suite facilities, complemented by a modern family bathroom. Externally, the home benefits from a single garage and driveway parking to the front. To the rear, there is a delightful enclosed garden, enjoying a high degree of privacy—perfect for relaxing or entertaining.

- Beautifully Presented Four Bedroom Detached Family Home
 - Dining Kitchen And Utility Room
 - En-Suite To Principal Bedroom
- Situated In A Small Cul-de-sac Of 10 Properties
 - Dual Aspect Living Room
 - Lovely Rear garden with Home Office

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

Upvc triple glazed window to side, stairs rising to first floor, doors to guest cloakroom, living room, double doors to dining kitchen, radiator, tiled flooring.

DINING KITCHEN 20' 4" x 19' 0" (6.19m x 5.79m)

Triple glazed window to rear, a modern updated kitchen to include a comprehensive range of wall and base cabinets with oak worktops and matching up stands, Belfast style sink with mixer taps, space for range style cooker, oak beam with built in extractor, integrated dishwasher, cupboard housing central heating boiler, radiator, oak flooring, French doors to garden, door to side, archway through to utility room.

UTILITY ROOM 7' 7" x 4' 8" (2.31m x 1.42m)



Triple glazed window to front, wall and base units with oak work surfaces, space and plumbing for washing machine and fridge freezer, oak flooring.

LIVING ROOM 17' 5" x 11' 5" (5.30m x 3.48m)

Triple glazed window to front, two radiators, feature fire surround, French patio doors leading out to the garden.

GUEST CLOAKROOM 8' 8" x 4' 7" (2.64m x 1.40m)

Upvc triple glazed obscure window to side, modern fitted suite comprising close coupled w.c., wash hand basin with cupboard below, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access with drop down ladder, boarded, doors to all bedrooms and family bathroom, airing cupboard.

PRINCIPAL BEDROOM 13' 5" x 10' 8" (4.09m x 3.25m)



Upvc triple glazed window to front, two built in double wardrobes, radiator, door to en suite.

EN-SUITE 9' 10" x 3' 10" (2.99m x 1.17m)

Upvc triple glazed obscure window to rear, modern re-fitted suite comprising close coupled w.c. vanity wash hand basin, fully tiled double shower cubicle, heated towel rail, oak flooring.

BEDROOM TWO 11' 6" x 10' 10" (3.50m x 3.30m)

Upvc triple glazed window to front, radiator.

BEDROOM THREE 10' 5" x 7' 2" (3.17m x 2.18m)

Upvc triple glazed window to rear, radiator.

BEDROOM FOUR 10' 3" x 6' 9" (3.12m x 2.06m)

Upvc triple glazed window to rear, radiator.



FAMILY BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

Upvc obscured triple glazed window to front, re-fitted suite to include panelled bath with rainfall shower over, close coupled w.c., vanity style wash hand basin heated towel rail, oak flooring.

EXTERNALLY

FRONT GARDEN

Lawn with mature flower borders, gated access to rear garden on either side of the property

DRIVEWAY PARKING

Driveway parking for 2 cars.

SINGLE GARAGE 16' 3" x 8' 2" (4.95m x 2.49m)

Single garage with up and over door, eaves storage, power and light, door to garden.

REAR GARDEN

A lovely, generous rear garden offering a high degree of privacy. Mainly laid to lawn with mature flower borders shrubs and trees, gated access to front, decked and patio areas.

SUMMERHOUSE 13' 1" x 9' 10" (3.98m x 2.99m)

Timber construction with doors and windows, power, light and heating.

