



**Summers Drive, Calne**  
**Offers In The Region Of £720,000**



An absolutely stunning four bedroom home overflowing with quality throughout. Built in a 'Barn Style' in recent years and believed to be one of only two of this type of wonderful home in the whole country. The current owners have thoughtfully planned and landscaped the rear garden to include mature planting. You enter into a ground floor reception hall with a 16ft 6 (5.03m) high ceiling with a gallery study above. There is a very impressive 24'6 ft (7.47m) quartz finished living dining kitchen- perfect for interaction with dinner guests and family. A living room opens out onto the landscaped garden, and there is a separate family room/office. There is a utility room and a guest cloakroom. The first floor offers a gallery study landing with a large window with far-reaching rural views. There are four double bedrooms, complemented by a family bathroom and an en-suite to the principal bedroom. To the side of the home is a wide block paved drive leading to a large garage (EV Charger). Gas centrally heated and double-glazed. A 'turnkey' property on the doorstep of the countryside and idyllic walks.



## LOCATION

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 centers 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.

## ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also. To the west is Chippenham, Bath, and the M4 westbound. Routes south take you to Devizes, Caen Hill Locks, Salisbury and the Coast. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, rail stations, and the villages in between.

## THE HOME

The home is positioned at the end of a development by C.G. Fry where the theme fits in with the rural surround. This section of the development has homes in a 'Barn Style' and is on the doorstep of idyllic country walks. The home is outlined in a little more detail as follows;

## RECEPTION HALL

**17' x 10'7 (5.18m x 3.23m)**

A balustrade staircase rises up to the gallery study landing above with a 16ft 6 (5.03m) high ceiling. This spacious room has room for large items of furniture and has doors to all the principle ground floor rooms.

## GUEST CLOAKROOM

**4'10 x 4' (1.47m x 1.22m)**

Water closet and a wash basin. Extractor fan.

## FAMILY ROOM/STUDY/OFFICE

**11'11 x 8'6 (3.63m x 2.59m)**

A window looks out over the front and towards green space. A great study/office space and would also make a good extra reception space.

## LIVING ROOM

**16'9 x 11'10 (5.11m x 3.61m)**

French doors open out onto the rear garden and expand the living space in fine weather. There is room for a number of sofas and extra furniture. There is the focal point of a fire surround with flame effect electric fire.

## LIVING DINING KITCHEN

**24'6 x 12' (7.47m x 3.66m)**

A very impressive living space with natural dining, lounging and kitchen areas. Windows look out over the rear garden, the side and over a green space to the front. There is room for a large dining table, sofas and further furniture at one end of the room.

There is a selection of fitted wall and floor cabinets with Quartz work surfaces. Under cabinet lighting. Integrated fridge freezer, dish washer and a double oven. Five ring gas hob and stainless steel hood over. Inset double sink and mixer tap.

## UTILITY ROOM

**10'9 x 6'6 (3.28m x 1.98m)**

Matching cabinets with Quartz work tops. Space for a washing machine and a dryer. Sink and drainer. Door to the garden and a window looks out over the garden also.

## GALLERY LANDING

**15'1 x 4'6 study space (4.60m x 1.37m study space)**

The gallery landing looks down into the reception hall and a large window offers rural views. The landing offers a study space area or an area for seating/chaise long for example.

## MASTER BEDROOM

**16'3 x 12'3 (4.95m x 3.73m)**

Access to the en-suite and two built in double wardrobes. Space for a super king size bed and extra furniture. Window

## MASTER EN-SUITE

**8'4 x 5'4 (2.54m x 1.63m)**

Walk-in double shower, wash basin and a water closet. Window with privacy glass. tile finishes.

## BEDROOM TWO

**13' x 11'10 (3.96m x 3.61m)**

Triple wardrobe and open box shelving. Space for a super king size bed and further furniture. Window.

## BEDROOM THREE

**11'9 x 11'3 (3.58m x 3.43m)**

Built-in double wardrobe. There is room for a double bed and extra furniture.

## BEDROOM FOUR

**11'10 x 7'6 (3.61m x 2.29m)**

The final bedroom can also accommodate a double bed and further furniture.

## MAIN BATHROOM

**7' x 7' (2.13m x 2.13m)**

The suite offers a shaped bath with shaped screen and shower over. Water closet and wash basin. window and tile finishes.

## FRONT GARDEN

Looking at the property from the front you will see two wonderful flower/shrub beds. Wrought iron fencing edges the front boundary.

## SIDE DRIVE

Down the side of the home is a wide drive that leads to the garage and can accommodate up to three vehicles. EV Charger. Gate to the rear garden.

## LARGE SINGLE GARAGE

**19'06 x 9'08 (5.94m x 2.95m)**

Up and over door front access and a glazed door to the side to match the windows/doors of the home. The eaves offers storage opportunities. Power and light.

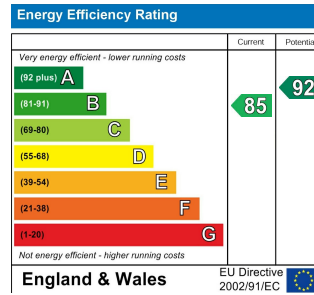
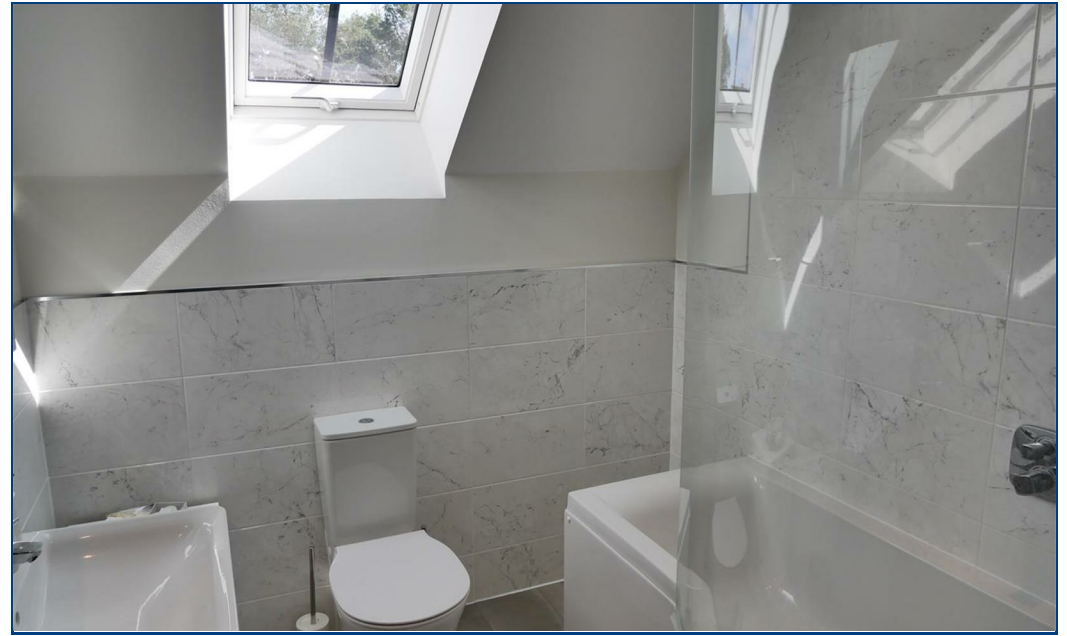
## REAR LANDSCAPED GARDEN

On entering the rear garden, you will see that it has been tastefully landscaped in many ways, with additional pathways and patio extensions. There are two cultivation beds and a wooden old fashioned style Greenhouse and a traditional wooden Pergola.

The Garden has then been edged with a variety of trees and shrubs, to enhance the privacy of the fencing already in place. There is greenery such as Eucalyptus, Contraxia, Olive Trees and Lavendar Bushes. There is also a feature Fig and two Olde English Grape vines. Stone chippings and a re-turfed lawn area, complete the design.







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

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