



Salmons Leap, Calne
£575,000



2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- **DETACHED - FOUR LARGE BEDROOMS**
- **DOUBLE GARAGE**
- **FORMAL DINING ROOM**
- **GARDEN ROOM EXTENSION**
- **UTILITY ROOM**
- **STUDY**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **SUNNY REAR GARDEN**
- **GATED DRIVEWAY**



27, Salmons Leap

An extended and immaculately presented four-bedroom, five reception executive style home with double garage and generous gated driveway. Positioned in a quiet cul-de-sac location within the popular Lansdowne Park development. Upgraded finishes throughout, including a modern kitchen, all bathrooms, and the real highlight, a beautiful orangery extension!

The ground floor also boasts a spacious living room, a separate study, a practical utility room, a guest cloakroom. To the first floor, the property offers four well-proportioned double bedrooms, including a principal with an en-suite, alongside a contemporary family bathroom.

Externally, the property benefits from a south-facing rear garden mainly laid to lawn with a large patio area perfect for outdoor dining and entertaining and gated side access leading to the driveway and a double garage. The garage is equipped with power and lighting, along with ample eaves storage space. A double-width driveway provides off-road parking for four vehicles.

Floorplan and EPC to follow.

The Home

Outlined in further detail as follows:

Entrance Hall

Upon entry to the home, a spacious entrance hall leads to the cloakroom, dining room, living room, study and kitchen diner. Stairs rise to the first-floor landing. Beneath the stairs is a storage cupboard.

Living Room

21'10 x 12'9 (6.65m x 3.89m)

A large, dual aspect living room, allowing for multiple large sofas and further furniture. Oak glass-panelled doors open onto the garden room extension, expanding the living space further. The focal point of the room is a gas flame effect fireplace with a stone surround.

Dining Room

14'2 x 10'6 (4.32m x 3.20m)

Double glass-panelled doors open to the formal dining room, where space will allow for a large dining table and chairs, as well as further display furniture. A window views out the front of the room.

Cloakroom

Comprising a vanity wash basin and water closet.

Study

8'10 x 6'6 (2.69m x 1.98m)

Placed at the rear of the home, the study/home office features a built-in corner desk, with further space for storage cabinets.

Kitchen

17 x 17'4 (5.18m x 5.28m)

A modern kitchen fitted with sleek cottage-grey cabinetry, incorporating a range of integrated appliances including a wine fridge, pan drawers, discreet pull-out bin storage and an integrated dishwasher. A sink with both drinking water and hot water taps is positioned beneath a window overlooking the rear garden, with a water softener also installed. A door leads to the utility room.

The space features a tiled floor and splashback, complemented by decorative pendant lighting and spotlights. A large electric cooker with five-ring induction hob, three ovens and warming compartment forms a central focal point, while the island provides breakfast seating. There is additional space for a seating area or dining set.

Utility Room

7 x 5'3 (2.13m x 1.60m)

A useful space for two further appliances and a second sink is integrated into the worktops. Above are further cupboards and a wall-mounted boiler. A door leads to the driveway.

Orangery Extension

20'4 x 9'4 (6.20m x 2.84m)

Accessed from both the kitchen and living room, this bespoke extension has been crafted to the highest standard. It is a bright and airy social space that flows seamlessly into the garden through large windows and sliding patio doors. Featuring a stunning lantern roof, this room is a real highlight of the home. The current owners use it for dining and relaxing, and it also includes a wall-mounted electric fire for added warmth and ambiance.

First Floor Landing

The landing leads to the family bathroom, airing cupboard and all four bedrooms.

Principal Bedroom

15 x 12'4 (4.57m x 3.76m)

A generous principal bedroom, allowing plenty of space for a super king-size bed, bedside tables, and further bedroom furniture. There is a full bank of fitted wardrobes and a door leading to the ensuite.

En-suite

A modern fully tiled suite with a walk-in rainfall shower and glass screen, vanity sink with a matching wall-mounted cupboard, and a concealed cistern water closet.

Bedroom Two

12'6 x 12'4 (3.81m x 3.76m)

Bedroom two is positioned at the front of the home, allowing space for a super king-size bed and further bedroom or lounge furniture. Built-in wardrobes.

Bedroom Three

12'10 x 9'1 (3.91m x 2.77m)

Bedroom Three will allow a large double bed and further bedroom furniture. A window opens over the rear garden.

Bedroom Four

13'10 x 9 (4.22m x 2.74m)

Another double bedroom, currently used as a dressing room. A window opens to the rear of the home.

Family Bathroom

7'9 x 5'1 (2.36m x 1.55m)

A white suite family bathroom comprising a wash basin, water closet and a large P-shape bath with shower over and folding glass screens.

Externals

Outlined in further detail:

Frontage

This double fronted property is most attractive, with a porch canopy over the front door and shingled area with mature ornamental planting to the borders either side of the doorway. The brick-walled driveway with solid wood gates opening to the parking in front of the double garage.

Double Garage

16'4 x 16'9 (4.98m x 5.11m)

A double garage accessed via two up and over doors to the front or a pedestrian door to the side. With power and light. In front, the brick-paved driveway allows for four vehicles.

Rear Garden

A beautifully presented rear garden offering multiple areas for relaxing and entertaining. Adjacent to the garden room is a patio ideal for outdoor seating or dining, leading onto a well-maintained lawn bordered by mature shrubs providing a good degree of privacy. To the rear, behind the garage, is a further patio area, ideal for additional seating or a garden shed. There is gated access to the driveway.

Property Information

Property Information - Council Tax Band F

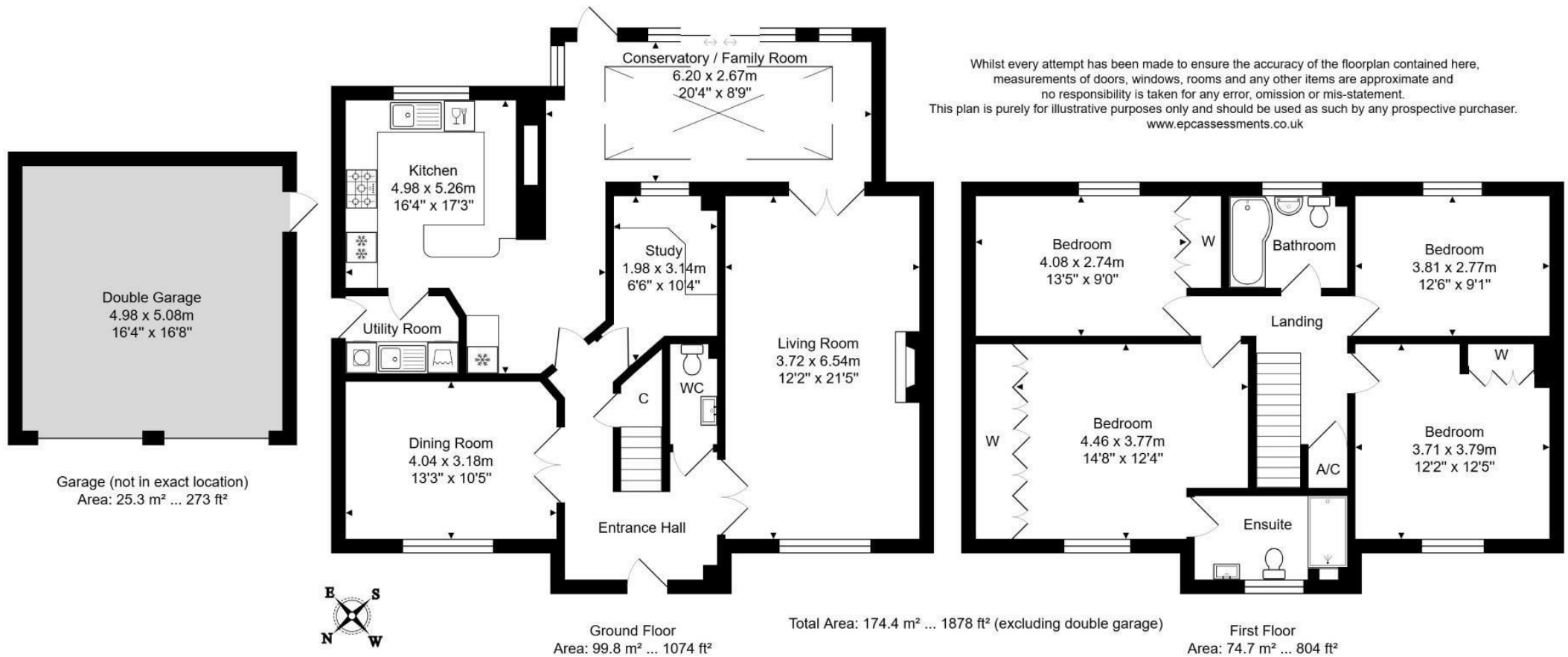
Freehold

Mains Electricity, Gas, Water & Drainage

Gas Central Heating







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

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