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Oxford Road, Calne SN11 8AN

Price Guide £425,000

An exceptionally spacious four bedroom family home that has been updated and enhanced with a substantial, award winning, rear garden. The accommodation includes: living room, snug, kitchen/dining room, family room and utility/cloakroom to the ground floor. Four bedroom with en-suite to bedroom one and family bathroom to the first floor. Externally the property offers an exceptional rear garden with multiple spaces for recreation and relaxation. Driveway parking for two cars to the front of the property.

### Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

### The Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Porch

Entrance porch with exterior light and front door with obscured double glazed panels.

#### Living Room 4.42m x 3.15m plus bay (14'6 x 10'4 plus bay)

Upvc double glazed bay window to front, archway inner hall. Feature fireplace with log burning stove, oak flooring, feature radiator.

#### Inner Hall

Archway to snug and living room, oak staircase to first floor landing.

#### Snug 3.56m x 3.51m (11'8 x 11'6)

Upvc double glazed window to rear, archway to inner hall, door to kitchen and under stairs cupboard. Feature fireplace with open fire, radiator, oak flooring.

#### Kitchen/Dining Room 7.82m x 3.40m (25'8 x 11'2)

Upvc double glazed window to side & rear, French doors to garden, doors to snug and family room. Fitted kitchen offering a comprehensive range of wall and base units with wooden work tops over, ceramic sink with mixer taps. Stainless steel range style cooker with matching splashback and cooker hood, space & plumbing for automatic washing machine and fridge/freezer. Feature radiator.

#### Family Room 5.21m x 2.92m (17'1 x 9'7)

Upvc double glazed French doors and windows to front, Upvc double glazed window to rear. Radiator.

#### Utility/Cloakroom 2.95m x 1.65m (9'8 x 5'5)

Upvc double glazed window to side, door to garden. Fitted with a range of base units with worktops over, stainless steel sink unit with mixer taps. Space & plumbing for automatic washing machine and tumble dryer.

#### First Floor Landing

Upvc double glazed window to side, doors to bedrooms and family bathroom. Built in oak storage cupboards and airing cupboard. Oak flooring.

#### Bedroom One 4.42m x 3.07m (14'6 x 10'1)

Two Upvc double glazed windows to front, built in oak wardrobes, and storage cupboards. Oak panelling, access to loft space, feature radiator, door to en suite shower room.

#### En Suite Shower 2.69m x 1.12m (8'10 x 3'8)

Fitted with a three piece suite comprising shower cubicle, low level WC and vanity style wash hand basin with storage below. Oak panelling and shelving, heated towel rail.

#### Bedroom Two 4.17m max x 3.40m (13'8 max x 11'2)

Upvc double glazed window to rear, built in wardrobe and cupboard, radiator.

#### Bedroom Three 2.79m plus wardrobe x 2.59m (9'2 plus wardrobe x 8'6)

Upvc double glazed window to rear, built in wardrobe, radiator.



### Bedroom Four 2.57m x 2.21m (8'5 x 7'3)

Upvc double glazed window to front, built in cupboard, access to loft space, radiator.

### Family Bathroom 2.26m x 2.06m (7'5 x 6'9)

Obscured Upvc double glazed window to side, fitted with a four piece suite comprising bath with mixer taps and shower attachment, double shower cubicle, low level WC and pedestal wash hand basin. Extractor fan, heated towel rail.

### Externally

### Garden

A particular feature of the property is the award winning rear garden,

recently winning Calne in Bloom. The garden is divided into many different sections offering spaces for relaxation and recreation with mature planting and garden features. A covered pergola with light and power offers an outside space whatever the weather.

### Frontage

Gravelled driveway with parking for two cars and gated access to rear garden.

### Agents Note

Council Tax Band D



