

Cherhill Way, Calne

Price Guide £379,950

Butfield Breach

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A three double bedroom detached home occupying a lovely position on the Cherhill View development. Built in recent times in the 'Arts and Crafts' style and part of the Redrow 'Heritage Collection'. The home features a 18ft 6" x 13ft 9"(5.64m x 4.19m) family dining kitchen which opens out onto a wall enclosed garden enjoying a lawn, deck and a large patio for entertaining. The ground floor also offers an entrance hall, living room, laundry and a guest cloakroom. The first floor has the three bedrooms, family bathroom and en-suite to the master. Gas centrally heated and double glazed. There is a wide drive for three vehicles, a generous garage and parkland areas close by. The home also has the wonderful benefit of being on the doorstep of idyllic country walks.







LOCATION
The home is placed on the Cherhill View development and on the edge of the Quemerford area of Calne. Close to some of the most beautiful countryside Wiltshire has to offer. The development has areas of parkland and is in the main featuring homes of the Redrow 'Heritage Collection'. The area is placed close to the Atwell Motor Museum and country walks are on the doorstep.

ACCESS & AREAS CLOSE BY
Travelling east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal. Southerly routes lead to Salisbury and the coast.

THE HOME
Outlined in a little more detail as follows;

ENTRANCE HALL
Doors open to the living room, guest cloakroom and to the dining kitchen. Under stairs store. Stairs rise to the first floor.

GUEST CLOAKROOM
5'6 x 3'3 (1.68m x 0.99m)
Water closet and a corner wash basin. Window with privacy glass.

LIVING ROOM
15'6 x 11'9 (4.72m x 3.58m)
A dual aspect room with windows looking out to the front and to the side. There is room for a number of sofas and further items of living room furniture.

DINING KITCHEN
18'6 x 13'9 (5.64m x 4.19m)
The room is arranged to offer space for a large dining table, chairs, sofa and further furniture if required.
There is a generous selection of fitted wall and floor cabinets with work surfaces. Inset gas hob and hood over. Double oven. Integrated dish washer and fridge freezer. A window looks out onto the rear garden and French doors open onto the patio, expanding the living space in fine weather.

LAUNDRY
2'9 x 2'9 (0.84m x 0.84m)
Plumbing for a washing machine and the ability to stack a dryer above.

FIRST FLOOR LANDING
Doors give access to the bedrooms and to the bathroom. Access to the loft. Balustrade and a window to the side. Store cupboard and a cupboard housing the gas central heating boiler.

MASTER BEDROOM
11'9 x 11'6 (3.58m x 3.51m)
Built-in wardrobes. There is room for a super king size bed and extra furniture. Window to the front. Access to the master en-suite.

MASTER EN-SUITE
8'1 x 4'7 (2.46m x 1.40m)
Walk-in double shower with glass door and screen. Water closet and a pedestal wash basin. Chrome towel rail radiator. Window with privacy glass.

BEDROOM TWO
11'8 x 11'6 (3.56m x 3.51m)
A window views out over the rear garden. There is room for a super king size bed and extra furniture.

BEDROOM THREE
11'10 x 7'1 (3.61m x 2.16m)
A window views out over the rear garden. There is room for a double bed and further items of bedroom furniture. The room would also make a great study or hobby room.

MAIN BATHROOM
8'4 x 7' (2.54m x 2.13m)
Window with privacy glass. Panel enclosed bath with screen and shower over. Water closet and pedestal wash basin. Chrome towel rail radiator.

EXTERIOR

FRONT GARDEN
The front garden is organised for ease of maintenance. There are shingle and gravel areas with a selection of ornamental planting. Steps lead to the front access door which has a storm awning over.

THREE CAR SIDE DRIVE
Running down the side of the home and leading to the large garage is a tarmac drive. which can accommodate three cars. A gate opens to the enclosed rear garden.

GARAGE
20'3 x 11'3 (6.17m x 3.43m)
Power and light. Up and over door vehicle access to the front. The eaves offer storage potential.

REAR WALL ENCLOSED GARDEN
The rear garden has the great feature that is enclosed by a brick wall to the majority. A wide patio area is placed along the rear of the home and is perfect for outside dining and entertaining. There is a flat lawn with raised and shaped flower beds to the borders. To one corner of the garden is a decked area that offers a further place for seating and relaxation, with a covered area for discreet storage to the other corner.

NOTE
There is an estate charge for the development which we have been advised is £218 paid twice yearly for a total of 436 per annum.















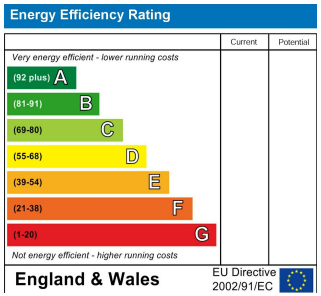

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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