



**Richmond Road, Calne**  
**£485,000**



Placed in Lansdowne Park, Calne is this extremely spacious four bedroom detached home with a double garage and a southerly garden. The ground floor gives you a 25ft x 12ft 6" living room, a separate dining room, a 17ft x 10ft fitted kitchen, a study/office, formal hall, guest cloakroom and a 20ft 9" x 10ft 6" conservatory. The first floor offers a 17ft x 12ft master bedroom with en-suite. The three remaining bedrooms are all large doubles and complemented by a family bathroom. There is gas central heating, double glazing, parking and owned solar panels. The home is a gentle stroll away from country walks, a park, a medical centre, primary school, cafe and a Tesco Express Supermarket. Vacant possession, no onward chain and around 1,760 sq ft (163.5 sqm) of accommodation.



## LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, leisure centre, park, cafe and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away. Country walks are a gentle stroll away.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## THE HOME

Outlined in a little more detail as follows;

## FRONT GARDEN & STORM PORCH

Ornamental iron fence and a gentle sloping path to the storm porch. Door to the formal hall.

## FORMAL HALL

**13'2 x 13'2 maximum (4.01m x 4.01m maximum)**

Doors give access to the study, fitted kitchen, dining/family room, guest cloakroom lobby and dual aspect living room. Under stair storage. Stairs rise to the first floor. Room for display furniture.

## CLOAKROOM LOBBY

**5'2 x 2'6 (1.57m x 0.76m)**

An opening from the hall gives access to a lobby area with space for display furniture. Door to the guest cloakroom.

## GUEST CLOAKROOM

**5'2 x 5'2 (1.57m x 1.57m)**

Window with privacy glass. Water closet and a pedestal wash basin. Display shelf.

## STUDY

**7'10 x 6'9 (2.39m x 2.06m)**

A window looks out to the front. There is room for a desk, chairs and further study furniture.

## DUAL ASPECT LIVING ROOM

**25' x 12'6 (7.62m x 3.81m)**

A dual aspect room with a bay window looking out to the front and patio doors to the conservatory. Impressive in size the room can happily accommodate large items of living room furniture. Wall light points.

## DINING FAMILY ROOM

**11'10 x 10'3 (3.61m x 3.12m)**

Patio doors open into the conservatory There is room for a large dining table, chairs and further furniture.

## FITTED KITCHEN

**17'3 x 10' (5.26m x 3.05m)**

A door gives a side access and a window views out over the rear garden. There is a selection of fitted wall and floor cabinets with work surfaces. Inset double oven, hob and hood over. Plumbing for a dish washer. Inset one and a half bowl and drainer. A section of the kitchen is organised as a utility area. Cabinet with work surface and inset sink with drainer. Space has been allowed for a washing machine and integrated fridge. There is also a peninsular unit with wider worktop to create a section for bar stools.

## VAULTED CONSERVATORY

**20'9 x 10'6 (6.32m x 3.20m)**

Another impressive room that looks out over the rear garden. There is room for a number of large items of furniture. Access to the rear garden through French doors-expanding the living space in fine weather. There is a further glazed door to one side. The conservatory features bespoke fitted blinds that offer great privacy. Under floor heating.

## FIRST FLOOR LANDING

Doors give access to the bedrooms and to the family bathroom.

## MASTER BEDROOM

**17' x 12' (5.18m x 3.66m)**

The room can accommodate a super king size bed and extra bedroom furniture. Built-in wardrobes. Access to the en-suite and a window looks out over the front.

## MASTER EN-SUITE

**10'9 x 5'6 (3.28m x 1.68m)**

Window with privacy glass. The suite offers a double

shower cubicle, water closet and a wash basin set into a vanity cabinet. Towel rail radiator.

## BEDROOM TWO

**13'2 x 9'4 (4.01m x 2.84m)**

Built-in wardrobe. A window views out over the rear garden. There is room for a large double bed and further furniture.

## BEDROOM THREE

**12'9 x 10'9 (3.89m x 3.28m)**

A window views out over the rear garden. Built-in wardrobe. There is room for a double bed and extra furniture.

## BEDROOM FOUR

**10'10 x 9' (3.30m x 2.74m)**

A window views out over the front. Another double bedroom with space for a bed and extra furniture. Built-in wardrobe.

## FAMILY BATHROOM

**12'3 x 7'1 (3.73m x 2.16m)**

The suite offers a panelled enclosed bath with screen and shower over, water closet with concealed cistern and a wash basin set into a vanity cabinet. Window with privacy glass. Towel rail radiator.

## REAR SOUTHERLY GARDEN

The garden has been organised with ease of maintenance in mind. There are generous patio areas that are perfect for outside furniture. There is a generous section of artificial lawn. Fence enclosed with flower bed borders. There is a pleasing southerly aspect and the garden is ideal for outside dining and entertaining. Side access gate.

## DOUBLE GARAGE

Access for vehicles is through two roller doors. Side door to the garden. Power and light. The eaves offers storage opportunities.

## TWO VEHICLE PARKING

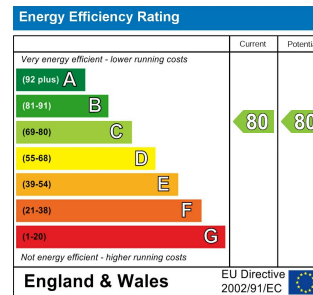
In front of the garage is parking for two vehicles side by side.

## NOTE-SOLAR PANELS

WE have been advised that electricity generated by the solar panels is fed directly into the grid. The excess generated is re-imbursed.







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

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