

Wessington Park, Calne

£650,000

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

- Detached Five Bedroom Family Home
- Sought After Cul-De-Sac Location
- Beautifully Refurbished
- Far Reaching Views
- Balcony
- Garden Home Offices
- Garage and Driveway Parking
- Master En-Suite & Family Bathroom
- Gas Central Heating & Double Glazing







106, Wessington Park

Beautifully refurbished throughout by the current owners, this immaculate five bedroom family home occupies a tucked away position in a sought after cul-de-sac location.
Designed with quality in mind, the property features a spacious living dining kitchen, a living room with doors opening to a balcony and far-reaching countryside views, a generous master bedroom with en-suite as well as four other bedrooms with a family bathroom to complement.
Externally, the home offers landscaped rear gardens with views to the Cherhill Monument and two recently built home offices complete with electric heating and a hardwired WiFi system. A driveway offers parking for multiple vehicles and leads to the garage.
Gas central heating and double glazing throughout.

Location
Placed in a quiet cul-de-sac in the Quemerford area of Calne, the home enjoys a green and leafy outlook over the Marden River and countryside beyond. Walks to fields and parks are just on your doorstep, whilst still easily being able to access the town centre, shops and schools.

Entrance Hallway
Upon entering the home, you are met with a spacious and bright entrance hall. A balustrade staircase rises to the first-floor living accommodation and doors lead to the utility cloakroom and three of the five bedrooms.

Utility Cloakroom
To one end, the utility is fitted with matching base cabinets which have an inset sink and space and plumbing allowing for two appliances. A partition then separates the W.C. from the other end. Further space allows for ample coat and shoe storage and a door leads through to the garage for ease of access.

Bedroom Two
A generous room with space easily allowing for a king size bed, storage and display furniture as well as the already built-in double wardrobes. A window views out over the side of the home.

Bedroom Four
Accessed via a short hallway lined with built-in storage is this fourth double bedroom, with ample space allowing for a double bed and further items of furniture.
A window with fitted shutters looks out over the front of the home.

Bedroom Five
Perfect as a generous single room or an additional office space, this bedroom allows room for a single bed with further storage and display furniture. A window fitted with shutters views out over the front of the home.

First Floor Landing
A window overlooking the staircase and landing allows plenty of natural light and views out over the front of the home. Doors lead to the kitchen dining room, living room family bathrooms and two of the bedrooms.

Living Room
A bright and airy, dual aspect room with views out towards the front and the sides of the home. Space allows for multiple sofas and armchairs organised around the focal point of a stone fire surround with an electric fire. Sliding patio doors lead out onto the balcony, extending the living space in the finer months.

Family Kitchen Diner
Placed at the heart of the home and designed with function and quality in mind is the family dining kitchen room. Fitted with a range of matching wall and base cabinets, inset with a five ring induction hob, sink with matching drainer and integrated with a full height fridge, under counter freezer, dishwasher, and waste bins. A fitted, matching peninsular unit with breakfast bar creates a natural separation between the kitchen and dining areas, whilst still allowing easy interaction between the two and making the space perfect for entertaining.
The kitchen also enjoys details such as a water filter and 'pop-up' enclosed tower sockets.

To the other side of the room, space allows for a large dining set and additional lounging and reception furniture, with two sets of French doors opening out onto the garden and patio area, expanding the dining space in the warmer months.

Here there is also access to the cellar, which houses the water tank and gives opportunities for further storage.

Master Bedroom
Enjoying the dual aspect of two large windows which view out over the front and side of the home, the master suite is a bright space allowing room for a multitude of furniture. The king size bed is complemented by a bank of built-in double wardrobes offer generous storage options, with ample space within the room allowing for further items of furniture as needed.

Master En-Suite
Refurbished in recent years, the master en-suite is fitted with a W.C., a double enclosed shower with glass screen and a vanity sink with a patterned tiled splashback. An extractor fan and a window fitted with privacy glass open to the side of the home.

Bedroom Three
Another generous double bedroom with space allowing for a king size bed and additional display and storage furniture. A set of built-in wardrobes offers excellent storage and two windows look out over the garden.

Gardens and Outbuildings
Outlined in more detail as follows.

Rear Gardens
Cleverly designed by the current owners, the rear garden makes use of its tiered layout to create different areas for gardening, relaxation and entertaining.
Leading on from the dining kitchen is a paved patio area perfect for enjoying the southerly aspects, with plenty of space for garden furniture and steps rising to the rest of the garden. A further inset patio area has been created to follow the sun throughout, with the remainder of the space laid to lawn with ornamental trees and mature planting throughout. Gates to both sides of the house allow easy access when needed and provide hidden areas for further storage and sheds.

Access to both sides of the home. To one side is an area with sheds- perfect hidden storage.

Home Offices
Positioned to enjoy the views of the garden and countryside beyond are the two recently built home office spaces. Fitted with power, lighting, electric heating and hardwired WiFi make them the perfect space for work, hobby spaces or a home gym.

Front Garden & Driveway
Designed with ease of maintenance in mind, the current owners have extended the driveway to create space for multiple vehicles. The remainder has been laid to lawn and bordered with mature shrubbery and areas for planting. Fitted with an EV charger and an outside tap.

Garage
A generous size that easily allows parking for a vehicle or ample storage. The garage features a car pit, power, and lighting and is accessed via an up-and-over door to the front, with a pedestrian door to the rear.

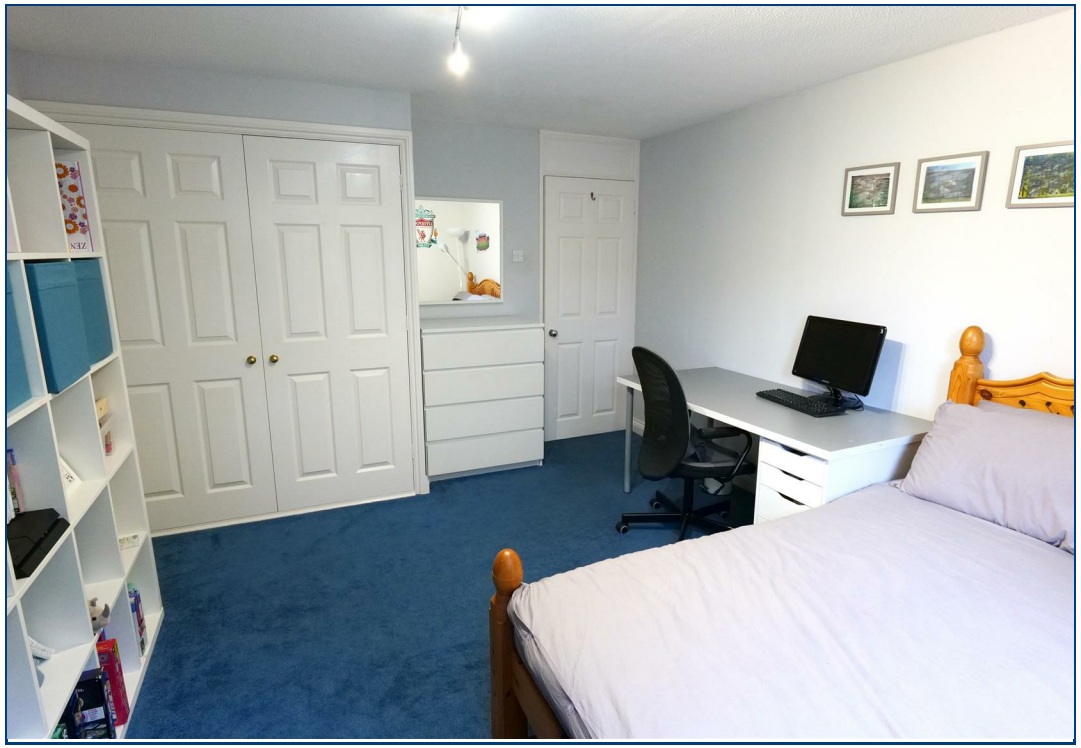
Balcony
A delightful additional space which spans the length of the home, the balcony is lined with railings and allows plenty of room for lounging furniture to enjoy the countryside outlook.











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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.