



Compton Road, Calne
£375,000



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Offered with No Chain and Vacant Possession!

An opportunity to purchase this spacious three bedroom, semi detached set in the charming village of Hilmarton with all of the field views that it has to offer.

Upon entering the home, you are met with a living room, dining room/family room, garden room and kitchen which are complemented by a utility and downstairs W.C, allowing plenty of space for those who like to entertain or are looking for the ideal family home.

To the first floor are the two double bedrooms, single bedroom and bathroom with views of the lane to front, or the gardens and fields to the rear.

The home also benefits from ample storage space, with an attached garage and two further storage rooms.

Externally, the gardens cater to a multitude of uses with areas allowing for relaxation, cultivation and patio space to entertain in the warmer months



Location

The home is situated close to the heart of the popular Hilmarton Village. The Village has a strong sense of community and is supported by an Ofsted rating 'Good' primary school and preschool, Church, and Public House. There are beautiful walks on the doorstep with multiple public foot and bridal paths. The market towns of Calne, Marlborough and Chippenham are all in close distance and offer a good range of services and amenities. Access to the M4 motorway at junction 15 is about 12 miles, there is a rail service to London and Bath from Chippenham. The surrounding area offers a wide range of sporting activities and leisure pursuits.

Entrance Hall

A spacious entrance hall which offers ample room for coat storage and further display furniture. Stairs rise to the first floor landing and doors lead through to the living room, kitchen and an understairs cupboard.

Living Room

11'10 x 13'3
Ample space allows for a range of sofas and display furniture arranged around the focal point of a fireplace with electric fire.
A large window views out over the front garden and the quiet, village lane.

Kitchen

8'2 x 11'4
Fitted with a range of wooden, wall and base cabinets inset with a one and a half sink with drainer and enjoying integrated appliances including an under counter fridge, and electric oven with hob and extractor hood over.
A window views out over the rear garden and doors lead through to both the utility room and the dining/family room- seamlessly connecting all spaces.

Dining Room/ Family Room

Currently organised as a second family and reception space, the dining room lends itself to a multitude of uses. Ample space allows for either a dining set with table and chairs or further lounging furniture organised around the central fireplace with electric fire.
An open archway leads onto the garden room.

Garden Room

A bright and airy room filled with natural light and allowing ample room for relaxation and display furniture offering an excellent, year round space to enjoy the views of the garden and fields beyond. A patio leads out to the rear garden, further extending the living space during the finer months.

Utility Room

18'6 x 5'0
Doors lead through to both the garage and additional store room, or to both the front driveway and rear garden making this the ideal utility or boot room. Fitted with cabinets and an inset sink, space and plumbing has been allowed for a washing machine and range of further appliances.

First Floor Landing

A spacious landing with doors leading to all three bedrooms, the family bathroom and airing cupboard. A hatch gives access to the loft space and a window looks out over the side of the home.

Bathroom

8'3 x 5'8
Complementing the bedrooms is this three piece suite which consists of matching W.C, vanity wash basin and bath with shower over. Two windows with privacy glass open out towards the rear and the side of the home. Tiled finishings and extractor fan.

Master Bedroom

10'4 x 13'3
In addition to the already fitted bank of two double wardrobes and matching dressing table, the master bedroom offers ample space for a king size bed and further storage or display furniture. A window looks out over the front of the home, allowing plenty of natural light and views of the village beyond.

Bedroom Two

12'0 x 11'4
Another spacious room which can easily accommodate a king size bed with additional wardrobes and storage furniture. A large window looks out over the rear garden and offers views of the field beyond.

Bedroom Three

8'3 x 7'3
Ideally suited as a bedroom or study space, two sets of built-in cupboards create plenty of storage, and space allows for a single bed. A window views out over the front of the home

Gardens and Outbuildings

The external of the home is as follows:

Garage

Fitted with power and light. An electric roller door gives access to the front and further doors lead through to the utility room and downstairs cloakroom. A window to the side allows plenty of natural light also.

Downstairs Cloakroom

Fitted with a W.C. A window with privacy glass looks out to the rear

Store Rooms

The home benefits from two further storage rooms fitted with light, in addition to the spacious garage, making this ideal for those with hobbies or who need workshop space. One is accessed via the utility and the other, via the garden.

Front Garden and Driveway

The front garden is entered through double iron gates onto the drive. The drive leads up to the garage and the front access door. There is an ornamental wall to the front and the garden has been landscaped for ease of maintenance. There are patio areas and flowerbeds.
There is the focal point of a period fireplace that makes a lovely feature in the garden.

Rear Garden

A delightfully sunny garden with southerly aspects, it has been arranged to offer multiple areas and cater to all those who enjoying gardening and the outdoors. Upon entering the garden, you are met with a private patio area lined with raised beds filled with mature shrubs and flowering plants, perfect for entertaining or expanding the living space in the warmer months. Outside tap.
You are then led through an archway and down a stepping stone path to the lawned area. This has similarly been designed to offer sections and raised beds for ornamental planting, with the addition of two ponds.
The final section to the rear of the garden creates an allotment space, with a greenhouse and vegetable plots to cultivate whilst enjoying the scenery of the fields just beyond.

Services

Council Tax Rating- D

The home benefits from mains drainage, electricity and water.

Heating is electric with storage heaters and electric fireplaces throughout.



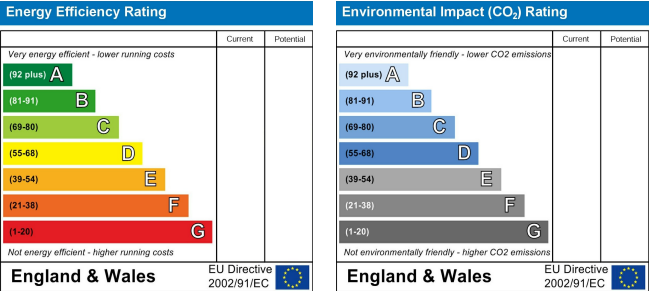
Floor Plans



Area Map



Energy Performance Graph



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