



Morgans Road, Calne
£520,000



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- Immaculate Detached House
- Garage and Driveway Parking
- Four Double Bedrooms
- Breathtaking Open-Plan Kitchen/Dining/Family Room
- Sought-After Location, South of Calne
- Principal Bedroom and En-Suite
- Utility and Guest Cloakroom
- Beautiful Landscaped Gardens
- Dual Aspect Living Room
- Double Glazing and Gas Central Heating



29, Morgans Road

BUTFIELD BREACH HOME SHOW LAUNCH! Located in the highly regarded development of Cherhill View, South Calne, this is an immaculately presented four bedroom detached home with quality features throughout and the benefit of an extended ground floor to include a fantastic family room with stylish roof lantern and bi-fold doors that open to the rear garden.

Internally, on the ground floor, the home consists of a welcoming entrance hall, generous sized living room, luxury dining kitchen with adjoining family room, a utility room and a cloakroom. To the first floor, there are four excellent sized bedrooms and a family bathroom. The principal bedroom has a double fitted wardrobes and an en-suite shower room.

Externally there is an attractive front garden bordered by hedging and a beautifully landscaped private rear garden with pergola and a choice of areas to relax and entertain. The garage is fitted with power and light and a standard size car can comfortably fit. There is driveway parking for two cars.

Gas central heating and double glazed throughout. Within a short distance from the home are multiple schools, amenities, and access to open countryside.

Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Cherhill View Location

Cherhill View is a sought-after development that was built in 2017 by Redrow and is part of their 'Heritage Collection'. This home is located on the south side of Calne with the North Wessex Downs countryside views over the rolling hills of the Cherhill monument and Cherhill White Horse, and scenic walking routes on the doorstep. A level walk away are the town amenities, primary and secondary schools, post office and leisure centre.

Entrance Hall

The entrance hall offers a bright welcome to the home, from which there is access to the living room and dining kitchen. A winder staircase leads up to the first floor. There is a useful storage cupboard and space for display furniture. Wood-effect ceramic tiled flooring.

Living Room

16'4 x 11 (4.98m x 3.35m)

A dual aspect living room of good size, with windows viewing to both the front and side of the home. This room happily accommodates multiple sofas and armchairs alongside further furniture. Fitted with carpet.

Open-Plan Dining Kitchen and Family Room

With natural areas designed for cooking, dining and relaxing, this fantastic room is a wonderfully social space, ideal for the modern family and for those who like to entertain. With bi-fold doors that open to the rear garden, expanding the home in the warmer months. Outlined in a little more detail:

Dining Kitchen

18'9 x 10'10 (5.72m x 3.30m)

With distinct areas for cooking and dining, this room offers quality finishes throughout, incorporating polished tiled flooring, marble work surfaces and upstands, and integrated appliances. There is a range of floor and wall cabinetry comprising pan drawers and a pull-out larder cupboard. Integrated to the kitchen is a four ring gas hob, extractor

hood, one and a half eye-level electric fan ovens, fridge freezer and dishwasher. A water softener is plumbed in a cupboard beneath the sleek undermount one and a half bowl sink with drainer incorporated into the marble worktop. A window positioned over the sink views over the rear garden.

The dining area is substantial and can comfortably fit a large dining set alongside freestanding display furniture.

A door opens to the utility and cloakroom.

A large opening creates a seamless flow into the family room.

Family Room

11'11 x 10'3 (3.63m x 3.12m)

Connected to the dining kitchen with a large opening, this extension to the home offers flexibility of use to suit individual requirements. With a stunning roof lantern, the room has the feel of an atrium and allows natural daylight to flood in. This is emphasized by two side windows and the bi-fold doors at the end of the room, which gives an uninterrupted flow through to the garden. Wood-effect tiled flooring.

Utility Room

Entered from the dining kitchen with a continuation of the polished tiled flooring, the utility room is a useful additional room where there is space and plumbing for two appliances, a drainer sink and cupboard and shelved storage. The boiler is housed within a wall cupboard in this room. A door opens to the rear garden and to the guest cloakroom.

Guest Cloakroom

Comprising a pedestal water closet and corner sink. Window with privacy glass to the side aspect. Tiled flooring.

First Floor Landing

The carpeted landing give access to all four of the bedrooms and the family bathroom. There is a large storage cupboard and a further cupboard which houses the hot water tank.

Principal Bedroom

14'10 x 9'6 (4.52m x 2.90m)

A dual aspect room with far reaching views of the North Wessex Downs from the front aspect window. A further window faces the side of the home, filling the room with an abundance of natural daylight. The bedroom is excellent in size, with ample space for a superking size bed, bedside tables and further furniture. There is the feature of fitted wardrobes with sliding doors and the room is fitted with carpet. A door opens to the en-suite.

En-Suite

The en-suite comprises a double shower cubicle, pedestal water closet and wash basin. A window with privacy glass faces to the front. Tiled finishings.

Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

A good size double bedroom with the benefit of a double fitted wardrobe with mirrored doors. Ample space for a kingsize bed alongside further furniture. Carpeted. A window views over the rear garden.

Bedroom Three

10'8 x 10'6 (3.25m x 3.20m)

Bedroom three is a further good size double bedroom with a window that looks out to the front of the home. Fitted with carpet. Loft access.

Bedroom Four

11'1 x 7'8 (3.38m x 2.34m)

With herringbone wood flooring, bedroom four can accommodate a double bed if required, but is currently presented as a generously sized single bedroom. The room would lend itself to be a good home office also. There is a built-in wardrobe with bi-fold door. A window has the benefit of countryside views to the front.

Family Bathroom

The fitted bathroom comprises a panel enclosed bath with shower over and glass splash screen, a pedestal water closet and wash basin. Complemented by tiled finishings and a chrome towel radiator. Privacy glazed window to the rear aspect.

External

Outlined in more detail as follows:

Front Garden

A most attractive front garden, laid mainly to lawn, and bordered by mature hedging. There are areas with decorative shingle, perfect for pot plant display and some planting to the borders.

Rear Garden

A beautifully landscaped rear garden which enjoys a south westerly aspect, good privacy and is fully enclosed by brick walling and fencing. Two patio areas of natural stone paving offer options for al fresco dining and relaxation, with a further paved seating area beneath a timber pergola. The remainder of the garden is laid to a level lawn, bordered by a low level retaining brick wall with a central step up to the grassed area. Well-stocked flower beds to one side add interest and colour. Outside power sockets and lighting. Side gate that leads to the driveway.

Garage and Driveway Parking

The single garage is larger than average and comfortably fits a standard size car with room around it. There is an up and over door to the front, power and light. The garage has ample length to accommodate an area where appliances can be placed and there is a deep mezzanine shelved area providing excellent additional storage space.

Services and Information

All mains services for gas, electricity, water and drainage.

Council Tax Band E.

The property is subject to an annual maintenance fee for the upkeep of the common areas of the development.





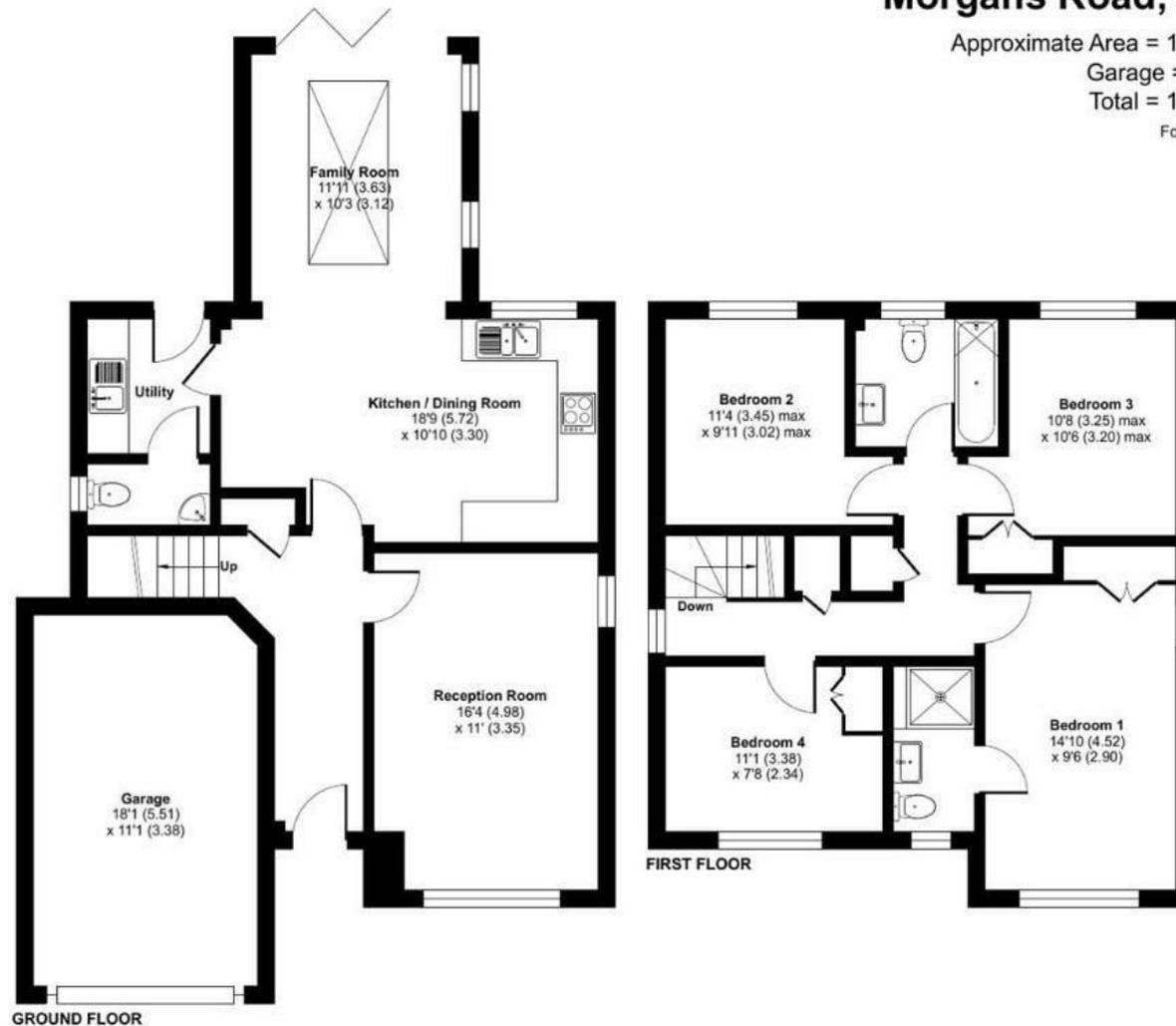
Morgans Road, Calne, SN11

Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1526 sq ft / 141.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

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

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