



Olivers Close, Calne
£450,000



Placed in a quiet cul-de-sac within a popular village, this detached home enjoys a wrap-around garden and backs onto countryside. The home benefits from multiple vehicle parking on a long brick drive, and there is the bonus of a detached garage. The property gives you three double bedrooms complemented by a spacious shower room. There is a triple aspect living space, fitted kitchen and a generous conservatory. The gardens have been landscaped and offer south and westerly aspects in the main rear garden. The home has central heating and is double glazed. Cherhill Village is famed for the White Horse and Monument. There is a local pub, village hall, primary school and a Historic Church. On the doorstep are idyllic country walks and the area is known for being in the 'Golden Area of Villages' in the North Wessex Downs.



CHERHILL VILLAGE LOCATION

The home is placed in a cul de sac in Cherhill Village. The village of Cherhill is positioned in what is known locally as a golden area of Villages in the North Wessex Downs. Close by are Calstone, Heddington, Stockley, Compton Bassett, Calstone Wellington, Hilmarton and Goatacre. The village is famous for The White Horse and the Lansdowne Monument both placed on a hilltop above the village. The village has a primary school, village hall, Historic Church, play area, cafe, and a village pub.

ACCESS & AREAS CLOSE BY

The village is surrounded by some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. 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. Routes south take you onto Salisbury and the coast.

ENTRANCE PORCH

Access to the formal hall.

FORMAL HALL

A spacious hall with access to the living room, bedrooms, fitted kitchen and to the shower room. Storage cupboards and airing cupboard.. Wall light points.

LIVING SPACE

25'3" x 13'6" narrowing to 8'9 (7.70m x 4.11m narrowing to 2.67m)

A triple aspect room with windows to the front and side. There are natural lounging and dining areas. There is room for a number of sofas, dining table, chairs and further furniture. Sliding doors open to the conservatory.

FITTED KITCHEN

9'9" x 9'0" (2.97 x 2.74)

There is a selection of fitted wall and floor cabinets with work surfaces. Inset double oven, hob and a hood over. Inset one and a half sink and drainer. Space has been allowed for a fridge freezer. A window looks into the conservatory and over countryside beyond. Door to the conservatory.

CONSERVATORY

18'5" x 9'0" (5.61 x 2.74)

A spacious conservatory enjoying views of the rear garden. There is space for a selection of furniture and plumbing at one end for a washing machine so it can be part used as a utility room.

MASTER BEDROOM

11'10" x 11'9" (3.61 x 3.58)

A dual aspect room with views over the rear garden and countryside beyond. There is an extensive range of fitted bedroom furniture. These include wardrobes and drawer chests of drawers. There is room for a large double bed..

BEDROOM TWO

12'0" x 10'6" (3.66 x 3.20)

Another generous double also with space for a wide selection of furniture. A window looks out over the front.

BEDROOM THREE

9'0" x 9'0" (2.74 x 2.74)

The final bedroom is another double in size. The room would also make an ideal study, hobby or extra reception space.

SHOWER ROOM

9'1" x 7'9" (2.77 x 2.36)

The suite offers a walk-in double shower with screen. Vanity cabinets give you an inset wash basin and a water closet with concealed cistern. Window with privacy glass. Space for display furniture.

DRIVE PARKING

A brick drive leads to the garage and offers parking for a multitude of vehicles. There is a gate to the rear garden and path to the front door.

DETACHED GARAGE

Power and Light with plumbing for appliances. Widows at the rear look over the side garden.

THE GARDENS

The home is placed on a generous plot with gardens to the front, side and the rear. There is a deep lawn at the front and placed to the side of the drive. There is an ornamental wall plus there are flower beds.

FRONT GARDEN

There is a deep lawn at the front and placed to the side of the drive. There is an ornamental wall plus there are flower beds.

SIDE GARDEN

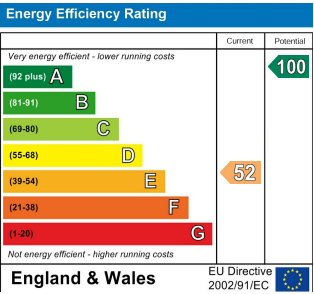
At the side of the and just behind the garage is a garden area. This offers you a generous shaped brick patio ideal for outside furniture. There is a flat lawn and a greenhouse. From this garden you step onto the main rear garden.

MAIN REAR GARDEN

The main garden stretches across the rear of the home and has the backdrop of countryside. There is a shaped patio for outside dining and entertaining adjacent to the home. There is long flat lawn for lounging and well stocked deep flower beds. There are mature bushes and a feature tree. To one corner of the garden is a further patio area offering a lovely retreat. The garden has a hedge rear boundary to offer good privacy. Down the side of the home is an area for discreet storage and there is a timber shed.







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

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