



**The Street,
£750,000**

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- DETACHED VILLAGE HOME
- FOUR DOUBLE BEDROOMS
- BREATH TAKING DINING KITCHEN
- LARGE LIVING ROOM
- FAMILY ROOM/STUDY
- BATHROOM & EN-SUITE
- AIR SOURCE HEAT PUMP
- LARGE GARAGE
- THREE CAR DRIVE
- SOUTHERLY GARDEN



Well House, The Street, Cherhill

An individually double fronted detached home that is overflowing with quality. The home enjoys a southerly rear garden, a large garage and a wide drive for multiple vehicles. Internally there is a breathtaking family dining kitchen featuring a large island unit, oak worktops and space for lounging furniture. The ground floor gives you a formal hall, guest cloakroom, family room/study and a very spacious dual aspect living room. The first floor features four double bedrooms that are complemented by a family bathroom, en-suite to the master and a roomy landing. The heating is supplied by an air source heat pump, with underfloor heating, and double glazing. Placed in the Heart of Cherhill Village being close to the village hall and Historic Church.

CHERRILL VILLAGE LOCATION

The home is placed close to the heart of Cherhill Village. The village of Cherhill is placed in what is known locally as a golden area of Villages. 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

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.

FORMAL HALL

11'3 x 9'7 (3.43m x 2.92m)

Doors give access to the living room, family room/study, guest cloakroom and the family dining kitchen. Store cupboard and stairs rise to the first floor. A spacious hall with room for display furniture.

GUEST CLOAKROOM

6'6 x 2'10 (1.98m x 0.86m)

The suite offers a vanity cabinet with inset basin and a water closet. Fitted mirror and an extractor fan.

FAMILY ROOM/STUDY

14' x 7' (4.27m x 2.13m)

A window looks out over the front garden. The room offers great flexibility for numerous uses- formal dining, extra reception space or as an office/study.

LIVING ROOM

19'6 x 11'3 (5.94m x 3.43m)

A dual aspect room with windows that look out over the front and onto the landscaped rear garden. There is the focal point of a fireplace.

The room can happily accommodate numerous sofas and further items of sizeable living room furniture.

FAMILY DINING KITCHEN

22' x 14' (6.71m x 4.27m)

A breathtaking dual aspect room that features a large island and is a real hub for this family home. At one end of the room is an open space that gives room for a large dining table and chairs or alternatively sofas and further living room furniture. Bi-folds open out onto the rear patio and expands the living space in fine weather.

There is a long island unit with extended wood block worktop that allows for four bar stool dining. The island accommodates store cabinets and two electric ovens. There is a selection of fitted wall and floor cabinets with solid oak wood block work surfaces. There is an integrated dishwasher, induction hob and hood over. Wine rack and wine cooler. Inset Butler sink and under cabinet lighting. Space has been allowed for a fridge freezer. There is also room for a dresser or an 'American' style fridge freezer. Tile floor. Door to the utility room.

UTILITY BOOT ROOM

9'4 x 5'6 (2.84m x 1.68m)

Floor cabinets with worktop and inset stainless steel sink and drainer. Room for a washing machine and dryer to be stacked. Space for further store furniture. door to the garden.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the main bathroom. There is space for display furniture.

MASTER BEDROOM

14' x 10'6 (4.27m x 3.20m)

The room has a bank of wardrobes and chest of drawers against one wall and has a window that looks out over the front. There is room for a large double bed and further items of bedroom furniture. Access to the en-suite.

MASTER EN-SUITE

7'10 x 4'6 (2.39m x 1.37m)

The suite offers a vanity cabinet with inset basin, water closet and a walk-in double shower. The shower has both hand held and Raindrop shower. Chrome towel rail radiator. Extractor fan and space for a further cabinet.

BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)

Another double bedroom with a window looking out to the front. There is room for a king size bed and further furniture to complement.

BEDROOM THREE

11'6 x 8'8 (3.51m x 2.64m)

The room offers a view out over the rear garden. There is room for a double bed and extra furniture.

BEDROOM FOUR

14' x 8'9 (4.27m x 2.67m)

This bedroom is also a generous double in size. A window views out over the rear garden.

FAMILY BATHROOM

9'4 x 5'7 (2.84m x 1.70m)

The suite offers a panel enclosed bath with shower screen, hand held and 'Raindrop' showers. Vanity cabinet with wash basin and a water closet. Chrome towel rail radiator. Window and space for display furniture. Extractor fan.

PRIVATE DRIVE

To the side of the home is a wide drive that can easily accommodate parking for three vehicles. There is access to the front garden, a gate to the rear garden and access to the garage.

ATTACHED GARAGE

19'6 x 12'6 narrowing to 10'6 (5.94m x 3.81m narrowing to 3.20m)

Generous in size, the garage has a remote-controlled electric roller door, vehicle access to the front, and a side access door. Power and light. The eaves offer storage opportunities.

FRONT GARDEN

The garden has a lawn plus path to the front door and then onto a side gate access. There is a pretty oak open porch over the front door with timber beam pillars.

REAR SOUTHERLY GARDEN

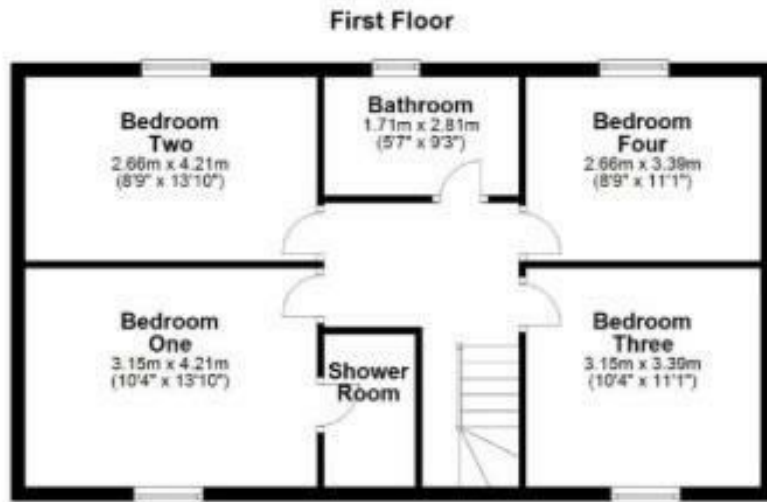
The garden is arranged on two levels and is organised with ease of maintenance, relaxing and entertaining in mind. The garden offers good privacy.

The lower level of the garden has a large patio area that is perfect for outside dining and entertaining.

The top section has a long garden with artificial turf. There are flower beds areas for pot plant display. To the side of the home is a further garden area that has a raised flower bed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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