



**Morgans Road, Calne**  
**£625,000**



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- Outstanding Views of the North Wessex Downs
- Detached
- Four Double Bedrooms
- Two En-Suites
- Utility Room and Cloakroom
- Landscaped Rear Garden
- Double Garage and Driveway Parking
- Study
- Dual Aspect to Many Rooms with Wonderful Views
- Sought-After Residential Development



## 28, Morgans Road

Situated in the highly regarded development of Cherhill View, this is a well presented four bedroom detached home with outstanding views of the North Wessex Downs to the front, ample parking, westerly private garden and a double garage.

With fantastic proportions and luxury finishes throughout, the ground floor offers a welcoming entrance hall, dual aspect living room with bi-fold doors out to the garden, guest cloakroom, study/snug with bay window, an impressive dining kitchen and a utility room. To the first floor there are four bedrooms with two of them having en-suites and three of them benefiting from having fitted wardrobes. There is also a family bathroom.

Externally there are gardens to the front and side, with the westerly rear garden being an excellent size. There is also a double garage fitted with power and light, and space for the parking for several vehicles on the driveway. Gas central heating and double glazed throughout. Within a short distance from the home are multiple schools, amenities, and access to the countryside.

## Calne and Surrounding Areas

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, famous for his discovery 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 are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and 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. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet. With excellent transport links, 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.

## Location

Cherhill View is an excellent modern development that has been built in recent years by Redrow and is part of their 'Heritage Selection'. Filled with excellent quality throughout and close to scenic walking routes. This home is placed on the south side of Calne with countryside views over rolling hills of the Cherhill monument and Cherhill White Horse.

## The Home

The home is situated in a prime position and benefits from stunning views of the rolling hills of the North Wessex Downs from the front and side facing windows.

Outlined in more detail:

## Entrance Hallway

Entering the home to a spacious and welcoming entrance hall where balustrade stairs rise up to the first floor accommodation and doors lead to the living room, cloakroom, study and dining kitchen. A further door opens to a large storage cupboard beneath the stairs. Fitted with wood flooring.

## Living Room

**19'03 x 12 (5.87m x 3.66m)**

The living room is impressively sized and filled with natural light owing to it's dual-apsed. Bi-fold doors open out to the rear garden and a window looks out over the front garden of the home and the countryside views beyond. The living room can accommodate multiple sofas and an array of display furniture. Wood flooring.

## Guest Cloakroom

Complementing the ground floor living space is a cloakroom, consisting of a wall hung hand wash basin and a water closet. Tiled finishes.

## Study/Snug

**10'06 x 9'09 (3.20m x 2.97m)**

A lovely dual aspect room with a bay window looking out over the side of the home and a front window, both of which view towards the Cherhill White Horse and Monument. This room can accommodate sofas and further storage furniture or would also make a great home office, playroom or music room. Fitted with carpet.

## Dining Kitchen

**23 x 14'03 (7.01m x 4.34m)**

A fantastic size dining kitchen which has been arranged allowing natural areas for dining and cooking, perfect for a modern family or those who like to entertain. The kitchen has been fitted with a range of matching gloss-finished cabinetry and there is a peninsular unit providing a natural divide between the two areas and an additional breakfast bar seating area.

Integrated to the kitchen are Smeg appliances, which include a double fridge freezer, dishwasher, mid height double oven, a five ring gas hob with extractor hood over and sink and half with drainer. A door opens to a utility room. The dining section of the room can accommodate a generously sized dining table, chairs and display furniture. The room is full of natural daylight owing to the two windows with the countryside views to the side of the home, and French doors that open out to the rear garden, expanding the living space during the warmer months.

## Utility Room

**8 x 5'02 (2.44m x 1.57m)**

The utility room has fitted under counter cabinets with space and plumbing for a washing machine and tumble dryer. Inset to the work surface is a stainless steel sink with drainer. The boiler is situated within a wall cupboard. A door opens out to the garden.

## Upstairs Landing

A spacious and bright balustrade landing with a window viewing out to stunning views of the North Wessex Downs. Doors lead to all four of the bedrooms and the family bathroom. A further door opens to an airing cupboard where the hot water tank is located. Loft access.

## Principal Bedroom

**20 x 10'10 (6.10m x 3.30m)**

A fantastic dual aspect bedroom which enjoys views out from the side of the home and over the rear garden. The bedroom can accommodate a king size bed, bedside tables and further bedroom furniture. This principal bedroom also benefits from a bank of fitted wardrobes, plus a further fitted double wardrobe. Fitted with carpet. A door opens to a luxury en-suite.

## En-Suite

Complementing the principal bedroom is a luxury en-suite, consisting of a walk in shower with overhead rain shower, water closet and a vanity wash basin. A window with privacy glass opens out over the side of the home. Tiled finishes and chrome heated towel rail. Space allows for display furniture.

## Bedroom Two

**13 x 12'01 (3.96m x 3.68m)**

A further excellent sized bedroom which can accommodate a kingsize bed, bedside table and further bedroom furniture. There is the benefit of a bank of fitted wardrobes. Fitted with carpet. A window looks out over the garden of the home and a door opens to an en-suite.

## En-Suite

A superb addition to the home is a further en-suite. This en-suite consists of a shower cubicle wall hung wash basin and a water closet. A window with privacy glass opens out over the garden of the home. With tiled finishes, laminate flooring, chrome heated towel rail and extractor fan.

## Bedroom Three

**12'01 x 7'04 (3.68m x 2.24m)**

A further good size bedroom, that can accommodate a double bed, bedside tables and further bedroom furniture. This room also benefits from having fitted wardrobes. A window views out over the front of the home and enjoys the countryside views of the Downs. Fitted with carpet.

## Bedroom Four

**12 x 7'05 (3.66m x 2.14.88m)**

Also with a window looking out over views to the front of the home is bedroom four. This room is currently used as a study but can accommodate a double bed, wardrobe and further furniture. Fitted with carpet

## Family Bathroom

Completing the first floor accommodation is a luxury family bathroom, which consists of a panel enclosed bath with shower over, wall hung vanity wash basin and a water closet. Chrome heated towel rail, tiled finishes and laminate flooring. A window with privacy glass opens out over the garden of the home. Space allows for storage furniture.

## External

Outlined in more detail:

## Front and Side Gardens

The pleasant front gardens give the home an inviting appearance. The front and side garden are mainly laid to lawn with hedging to the borders and a path leading to the open porch and front entrance door of the home.

## Rear Garden

The westerly rear garden is of an excellent size, extremely private and fully enclosed. The garden is laid mainly to lawn, with a decorative shingle path leading to a seating area under a pergola. Adjacent from the dining room, utility room and through bi-fold doors from the living room is a paved patio, creating an area for lounging or dining during the warmer months. A pedestrian door opens to the double garage. A gate allows side access to the front of the home.

## Double Garage

Accessed via an up and over door from the driveway or a pedestrian door from the garden, the double garage is fitted with power and light and has eaves storage.

## Driveway Parking

To the front of the garage, is a driveway allowing parking for four vehicles.

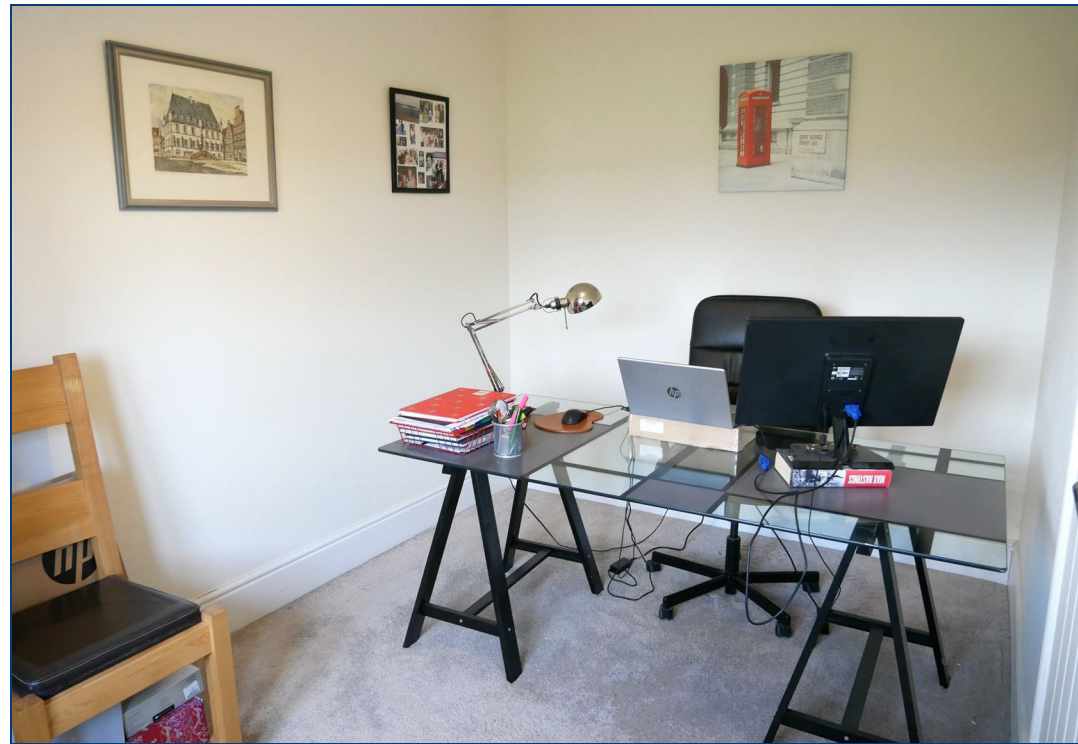
## Services

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

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

Council Tax Band F







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

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