



**Poynder Place, Calne**  
**£575,000**



A five bedroom village home with landscaped garden, double garage, four vehicle drive and annex possibilities. The bedrooms are all doubles in size with the master having both dressing and en-suite. The fifth bedroom has the bonus of stairs to an attic room- great studio style living. The ground floor has a formal hall, generous living room, very large dining kitchen, garden family room and a utility room. The ground floor also offers a spacious cloakroom (previous bathroom). The location of the cloakroom adjacent to the integral double garage and the utility offers an ideal possibility for an annex. The garden has been well planned and is a joy with areas to relax, entertain and cultivate.



## LOCATION- HILMARTON VILLAGE

The home is placed in the Heart of Hilmarton Village with views out over open countryside. The Village is supported by a Village School, Church, Village Hall and The Duke (restaurant, pub, cafe and small shop). Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer.

The nearby County Towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen. The Village as a note has over thirty listed buildings.

## ACCESS & AREAS CLOSE BY

To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route East through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

## ENTRANCE PORCH

**7'6 x 4'9 (2.29m x 1.45m)**

Generous in size, the porch has a window that looks out over the front garden and a door to the formal hall.

## FORMAL HALL

**17'4 x 6'10 including stairs (5.28m x 2.08m including stairs)**

Doors give access to the living room, family dining kitchen and to the guest cloakroom. Stairs rise to the first floor. There is ample room for a number of items of sizeable furniture. Store cupboard.

## GUEST CLOAKROOM (PREVIOUS BATHROOM)

**8'7 x 7' (2.62m x 2.13m)**

The room features bespoke fitted vanity cabinets that offer a water closet with concealed cistern and an inset wash basin. Wall light points, tile floor and tile finishes. The cloakroom is spacious and can easily accommodate a double walk-in shower or a bath.

## LIVING ROOM

**17'9 x 11'9 (5.41m x 3.58m)**

A window views out over the front garden and there is the focal point of a fireplace with log burner. Timber mantle. There is space for a number of sofas and further items of living room furniture.

## FAMILY DINING KITCHEN

**25'3 x 10'1 (7.70m x 3.07m)**

Two windows view out over the rear garden and French doors open outside. There is a door to the utility and one to the garden family room. Fitted are floor cabinets with work surfaces and a large larder cupboard. Inset one and a half enamel sink with drainer with tile finishes. Space has been allowed for a washing machine and there is a range cooker (electric ovens and bottle gas hob). Two glass fronted wall cabinets. Tile floor.

This room can be arranged in multiple ways with ample space for a large dining table, chairs and sofa for example.

## GARDEN FAMILY ROOM

**11'9 x 10'6 (3.58m x 3.20m)**

Two windows view out over the rear garden. French doors open onto the rear patio and expand the living space in fine weather. A room with many uses- extra dining space, home office or another reception space.

## UTILITY ROOM

**7'8 x 7' (2.34m x 2.13m)**

Door to the integral double garage. Floor cabinet with inset sink and drainer. Space for a washing machine and a further machine

## FIRST FLOOR LANDING WITH STUDY AREA

**includes 7' x 4'7 study area ( includes 2.13m x 1.40m study area)**

The landing gives access to all of the bedrooms and to the family bathroom. A window looks out to the front. There is room for a desk and extra furniture next to the window.

## MASTER BEDROOM

**15' x 12'1 (4.57m x 3.68m)**

A window views out over the rear garden. There is room for a super king size bed and extra furniture. An arch leads to the master dressing room.

## DRESSING ROOM

**7'3 x 5' including wardrobe (2.21m x 1.52m including wardrobe)**

Built-in double wardrobe. Door to the master en-suite.

## MASTER EN-SUITE

**6'9 x 6'4 (2.06m x 1.93m)**

Window with privacy glass. Corner shower cubicle, water closet and a wash basin. Tile finishes. Towel rail radiator.

## BEDROOM TWO

**13'10 x 12'1 (4.22m x 3.68m)**

Another large bedroom. A window views out over the front. There is space for a super king size bed plus extra items of large bedroom furniture.

## BEDROOM THREE

**11'9 x 9'3 (3.58m x 2.82m)**

A window looks out over the rear garden. Space is available for a double bed and further furnishing.

## BEDROOM FOUR

**13'3 x 9'2 (4.04m x 2.79m)**

A window looks out over the front garden. Room for a double bed and extra furniture to complement.

## BEDROOM FIVE WITH ATTIC ROOM

**13'3 x 8'2 (4.04m x 2.49m)**

This bedroom has the bonus of a staircase that rises up to a boarded attic space. Great for teenage living or a good place for both work and hobbying. A window views out to the front.

## ATTIC ROOM

**17' x 8'4 floor space (5.18m x 2.54m floor space)**

Vaulted ceiling. Skylight window.

## FAMILY BATHROOM

**11'7 x 8' (3.53m x 2.44m)**

Window with privacy glass, Timber panelling and tile finishes. Water closet and a pedestal wash basin. Towel rail radiator. Room for display furniture.

## INTEGRAL DOUBLE GARAGE

**17'9 x 15'3 (5.41m x 4.65m)**

Access to the front is from two up and over doors. Power and light. Door to the utility room.

## FOUR CAR WIDE BRICK DRIVE

To the front of the home is a wide brick drive with parking for up to four vehicles.

## FRONT GARDEN

This garden area is arranged as a nature garden with a multitude of planting that offer different displays throughout the year.

## REAR LANDSCAPED GARDEN

The garden has been developed with real thought to offer interest and areas of different character. Adjacent to the home is a raised patio area with space for outside furniture. The main part of the garden gives you a large flat lawn with deep well stocked flower beds. There are a selection of ornamental trees. At the end of the garden is a cultivation area, with a timber shed.

To one corner an Arbor leads you to a screened patio area that offers a lovely retreat or a further place to entertain.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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