



Quemerford, Calne
£675,000



Placed on a corner plot is this detached home with gorgeous landscaped gardens, parking for a multitude of cars and sizeable vehicles, plus two large garages attached to the home (Annex possibility). This rural detached home dates back to the 'Art Deco' period and offers a real period feel. The very flexible accommodation gives you three double bedrooms, two living rooms, fitted breakfast kitchen, bathroom, shower room/utility, conservatory and a spacious formal hall. Double glazed and centrally heated. The home occupies a wonderful location and the gardens are an absolute joy. The plot is around 0.4 of an acre and offers very good privacy. Close to local schools, idyllic country walks, The White Horse at Cherhill and good facilities in the county town of Calne.



LOCATION

The home 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 area is famous for The White Horse, the Lansdowne Monument and a nature reserve- all placed close by.

ACCESS & AREAS CLOSE BY

From the home 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. To the north is Lyneham, Royal Wootton Bassett and again the M4.

ENTRANCE PORCH

Access to the formal hall.

FORMAL HALL

15'8" x 15'7" maximum- room not square (4.78m x 4.75m maximum- room not square)

Plenty of room for display furniture with the focal point of a fire place. Doors give access to the kitchen, reception rooms, bathroom, bedrooms and shower room/utility. Access to the large loft.

LIVING ROOM

15'6 x 12'3 (4.72m x 3.73m)

A window views out to the front and there is the feature of a fireplace. Ample room for a number of sofas and further living room furniture.

BREAKFAST KITCHEN

12'3 x 11'3 (3.73m x 3.43m)

A window views out onto the rear garden and a door opens into the attached garage. Centrally, there is room for a breakfast table or Butchers Block. There is a selection of fitted wall and floor cabinets with quartz work surfaces. Integrated dish washer and fridge freezer. Inset double 'Butler Style' sink with mixer tap. A large brick chimney breast has an inset range cooker that offers ovens and gas hobs (bottled gas).

DINING ROOM

12'6 x 12'3 (3.81m x 3.73m)

A window looks out over the rear garden and French doors open into the rear conservatory. There is room for a dining table, chairs and extra furniture.

CONSERVATORY

Windows look out over the rear garden. A French door opens onto the garden also.

SHOWER ROOM UTILITY

12'10 x 12'3 maximum-room not square (3.91m x 3.73m maximum-room not square)

The room gives you a walk-in double shower cubicle with mosaic tiling. Water closet and a pedestal wash basin with further mosaic tile finishes. There plumbing for a washing machine plus a stacked dryer. The room can accommodate store cabinets and display furniture. Chrome towel rail radiator. Window with privacy glass.

BEDROOM ONE

13' x 11'3 (3.96m x 3.43m)

Two windows offer a dual aspect view over gardens. There is room for a large double bed, wardrobes and further bedroom furniture.

BEDROOM TWO

12'1 x 12'1 (3.68m x 3.68m)

A window looks out over the rear garden. There is room for a double bed, wardrobes and extra furniture.

BEDROOM THREE

15'7 x 12' (4.75m x 3.66m)

Another sizeable double bedroom with two windows giving a dual aspect over gardens. There is room for a large double bed and extra bedroom furniture. The room is currently being used as an extra reception space.

BATHROOM

11'6 x 8'6 maximum- room not squar (3.51m x 2.59m maximum- room not squar)

Emulating the period feel of the home, the bathroom features a lovely Claw Foot Bath, water closet and a pedestal wash basin. Tile floor with wood panelling and a dado rail. Window.

ATTACHED GARAGES

There are two interconnecting garages that are attached to the home. As follows;

GARAGE ONE

16' x 14' (4.88m x 4.27m)

A door gives access to the kitchen breakfast room. Up and over door vehicle access. The eaves offers storage opportunities. Power and light. Opening to Garage Two. There is the possibility of converting this garage into further accommodation or annex (subject to permissions).

GARAGE TWO

16'7 x 12'10 (5.05m x 3.91m)

Power and light. Double door access. There is a window.

FRONT GARDEN

There is a high hedge screen and a shaped flat lawn. A gravelled area is placed adjacent to the front door and there are well stocked flower beds.

LANDSCAPED GARDENS

The rear gardens have been beautifully and thoughtfully organised and landscaped. Areas of different character for relaxation, entertainment and cultivation. Arbors, pond, shaped lawns, large bespoke fruit cage, trellising, ornamental planting, ornamental trees, flower and cultivation beds all feature.


LARGE DRIVE & MULTIPLE CAR PARKING

The home enjoys a large parking area for a multitude of vehicles. Cars, camper vans, trailers and larger vehicles can all be accommodated.







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