



**Penn Hill Road, Calne**  
**£350,000**

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- Immaculately Finished Three Bedroom Home
- Bespoke Garden Office
- Utility/ Boot Room
- Family Bathroom & Guest W.C
- Living Room with Wood Burner
- High Quality Dining Kitchen
- Large Garage & Private Driveway Parking
- Offering Excellent Annex Potential
- Well Maintained Front & Rear Gardens



## 25, Penn Hill Road

A Stunning Three-Bedroom Home with Modern Finishes and Exceptional Curb Appeal!

This impressive three-bedroom home boasts modern, high-quality finishes throughout. It also features solar panels and a garden office—making it a property not to be missed!

The flexible living space includes annex potential and a boarded attic, ideal for storage or future expansion. On the ground floor, you'll find a spacious kitchen/dining area, a practical utility/boot room, a guest cloakroom, and a welcoming living room complete with a charming wood-burning stove.

Upstairs, the home offers three bedrooms, including two generous doubles, complemented by a contemporary family bathroom. Outside, both the front and rear gardens are beautifully maintained with flat lawns and planted borders.

Offering easy access to the town centre, shops and schools. This home is move-in ready and perfect for families.



## Calne

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, the discoverer 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 is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers 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 to name a few. 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.

## The Home

Outlined in further detail as follows:

### Entrance Hall

Walking through the main front door leads to an entrance hall, where stairs rise directly ahead. To one side is the living room, and to the other is the dining kitchen.

### Living Room

**10'9 x 17'6 (3.28m x 5.33m)**

Entering through an oak, glass-panelled door, the living room benefits from a dual aspect with windows to both the front and rear of the home. There is ample space to accommodate multiple sofas, arranged around the focal point of a cosy log burner, with a hearth and a solid oak surround. Finished with wall lighting and carpet.

### Dining Kitchen

**17'7 x 16 (5.36m x 4.88m)**

A contemporary kitchen finished to a high standard, featuring solid oak worktops over sleek white cabinetry, tiled flooring, and quality integrated appliances, including a built-in Smeg microwave and an electric Rangemaster cooker. A newly fitted combi boiler is discreetly housed within a wall cabinet. The dining area offers space for a

generous table and chairs, along with additional display furniture. Windows at the front and rear of the home flood the room with natural light, creating a bright and airy atmosphere. Door into the utility/boot room.

### Utility/ Boot Room

**8'3 x 7 (2.51m x 2.13m)**

An alternative entrance to the home from the front driveway, with solid wood worktops and space for two washing appliances under. From here, further doors provide access to the dining kitchen, a ground-floor W.C. , and the large integral garage. There is another external door to the garden.

### Guest W.C

White suite, with water closet and wash basin.

### First Floor Landing

Naturally bright with a large window overlooking the rear garden, the landing provides access to all three bedrooms, the family bathroom, and a door to the stairs leading to the attic.

### Principal Bedroom

**11'9 x 10'4 (3.58m x 3.15m)**

A spacious room with space to accommodate a king-size bed as well as a bank of wardrobes and further bedroom furniture. A window opens over the front garden. The room features modern spot lighting- as in all the bedrooms and the landing.

### Family Bathroom

A modern suite featuring a panel-enclosed bath with both a rainfall and handheld shower, complemented by a folding glass screen. The vanity sink is paired with a light-up cabinet mirror and a water closet. Finishes include full height and floor tiling, and a towel radiator.

### Bedroom Three

**9'9 x 7'10 (2.97m x 2.39m)**

A generous single bedroom with space to also accommodate for generous storage furniture. A window opens over the rear garden.

### Bedroom Two

**9'10 x 9'3 (3.00m x 2.82m)**

A good-sized double bedroom with space for wardrobes and further storage furniture.

## Attic Space

**21'8 x 12 (6.60m x 3.66m)**

Accessed via steps, the attic has great ceiling height and features two newly fitted Velux windows.

### Outside:

Outlined in further details as follows:

### Garden Office

**12'9 x 7'6 (3.89m x 2.29m)**

Built in recent times, this high-quality, fully insulated space offers versatile use. Currently configured as an office, it benefits from multiple power outlets and a bright, airy interior, making it ideal for work, hobbies and creative projects. Fitted with an electric radiator.

### Garage

**11'1 x 17'6 (3.38m x 5.33m )**

Accessed via a door from the utility room and up and over door to the front. With power and light, and loft storage space above.

### Gardens

The rear garden features a garden office and a generous patio area, ideal for alfresco dining and relaxation. A flat lawn is bordered by shingle, providing an attractive setting for potted plants.

The front garden includes a pathway leading to the front door and a lawned area enclosed by fencing and a gate. It is planted with an ornamental small tree and offers additional space for potted plants.

### Driveway with Electric Car Charger

A brick-paved driveway in front of the garage that allows for two vehicles. There is an EV Charging point.

### Services

Council Tax Band: B

Freehold

Mains Electricity, Water And Drainage

### Solar Panels

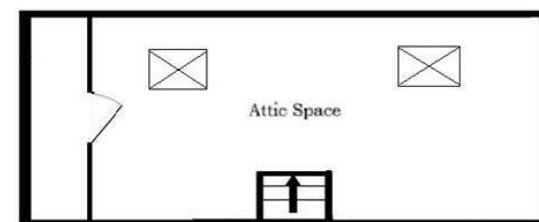
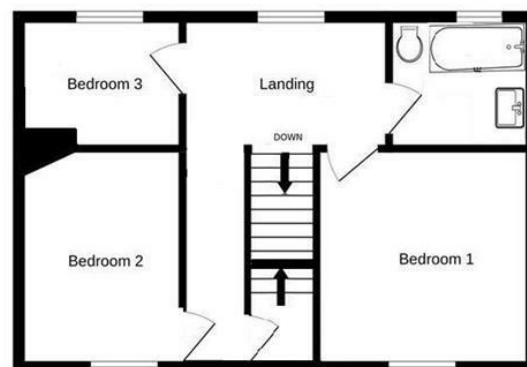
Fully Owned creating a discount on energy bills with a feed in tariff.











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

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