



**Anson Avenue, Calne**  
**Offers In The Region Of £390,000**



**NO CHAIN & VACANT POSSESSION!** A double fronted detached home that is offered with no onward chain and has views out over parkland. The home has a wonderful landscaped garden, two car drive and a large 20ft x 10ft 3 (6.10m x 3.12m) garage. The ground floor has a dual aspect living room, formal hall, guest cloakroom, dining/family room, quality fitted dining kitchen and a utility room. The first floor gives you four generous bedrooms that are complemented by an en-suite to the master and a family bathroom. The garden has been planned to offer areas to entertain, cultivate and relax. There is double glazing and gas central heating.



## LOCATION

The property is placed to the North of the centre of Historic Calne in a residential estate developed in recent years. The development has numerous green spaces for relaxation and recreation. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

The property offers a gentle walk to Medical Centres, Primary Schools and Pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The southern section has a Secondary School and the northern sector also has a large Tesco Supermarket.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound.

To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

## FORMAL HALL

A balustrade staircase rises to the first floor. Doors give access to the living room, dining/family room, dining kitchen and to the guest cloakroom. Room for display furniture.

## GUEST CLOAKROOM

**5'10 x 3'6 (1.78m x 1.07m)**

Water closet and a wash basin. Window with privacy glass.

## DUAL ASPECT LIVING ROOM

**21'6 x 11'3 (6.55m x 3.43m)**

A window looks out over the front and onto parkland beyond. French doors open out onto the large rear patio and expand living space in fine weather. There is room for a number of sofas and further items of living room furniture.

## DINING/FAMILY ROOM

**11'4 x 11'3 (3.45m x 3.43m)**

A multi-functional room that offers an extra family living room or

formal dining. A window looks out over parkland. There is room for a large dining table chairs and further furniture to support. Currently the home is being used as a large office/study with a number of desks and display cabinets.

## DINING KITCHEN

**16' x 14'9 narrowing to 9'7 (4.88m x 4.50m narrowing to 2.92m)**

The room is arranged to offer natural dining and culinary areas- ideal for interaction. There is space for a large dining table and chairs. French doors again open onto the large rear patio. There is access to the utility. Tile floor and tile finishes. There is a window to the side.

There is a generous selection of fitted wall and floor cabinets with under cabinet lighting. Integrated fridge freezer and dish washer. Inset is an electric high level oven, gas hob and a stainless steel cooker hood over. Stainless steel cooker splash back. Granite work top and inset one and a half sink and mixer tap.

## UTILITY ROOM

**7'7 x 5' (2.31m x 1.52m)**

A glazed door opens onto the large rear patio. There are fitted cabinets to two sides with work tops. Integrated washing machine.

## FIRST FLOOR LANDING

Balustrades and doors lead to the bedrooms and to the family bathroom. Space for display furniture.

## MASTER BEDROOM

**14'3 x 11' (4.34m x 3.35m)**

The room offers space for a super king size bed, and extra pieces of sizeable furniture to complement. A window looks out over parkland to the front. Door to the en-suite.

## MASTER EN-SUITE

**6'4 x 4'2 plus shower (1.93m x 1.27m plus shower)**

The suite offers a shower cubicle with glazed door, pedestal wash basin and a water closet. There is a window with privacy glass, extractor fan and tile finishes.

## BEDROOM TWO

**11'10 x 11'3 plus recess (3.61m x 3.43m plus recess)**

Another sizeable double room that has a window looking out over parkland. There is room for a large double bed and further furniture.

## BEDROOM THREE

**12'10 x 11'7 narrowing to 9'8 (3.91m x 3.53m narrowing to 2.95m)**

A window looks out over the rear garden and roof tops beyond. A recess offers a natural space for a wardrobe. There is room for a double bed and extra furniture.

## BEDROOM FOUR

**11'1 x 7'4 plus door alcove (3.38m x 2.24m plus door alcove)**

A window looks out over the rear garden and rooftops beyond. A generous single room but could fit a double if required. The room would also make an ideal study/office.

## FAMILY BATHROOM

**7'1 x 6'3 (2.16m x 1.91m)**

The suite offers a water closet, pedestal wash basin and a panel enclosed bath. The bath has mixer taps with shower attachment plus a shower over. There is a window with privacy glass, extractor fan and tile finishes.

## FRONT GARDEN

The front garden has ornamental hedging and a storm awning over the front door.

## SIDE DRIVE

The drive runs down the side of the home and leads to the garage. There is a gate to the rear garden.

## GARAGE

**20' x 10'3 (6.10m x 3.12m)**

The garage has power and light and the eaves offers extra storage opportunities.

## REAR LANDSCAPED GARDEN

The garden has been landscaped to offer three distinct levels. It has been planned for ease of maintenance, and with entertaining plus relaxation in mind.

Adjacent to the house is a large patio area running across the whole width. It is perfect for outside dining and entertaining. From here you step down to the next level.

The middle level is shingled and has a step with raised beds. Two large raised beds have an abundance of mature planting. The area is perfect for pot plant display and seating for relaxation.

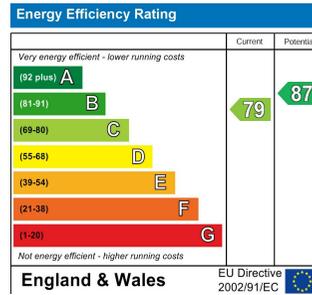
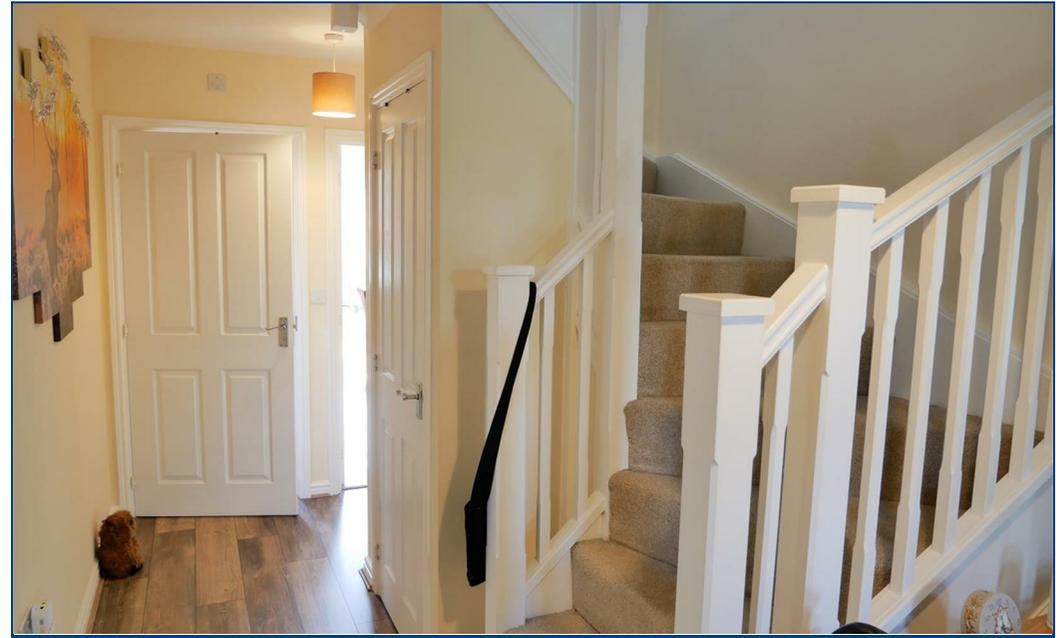
The final level has lawn areas for lounging. To one corner is a recess for a shed. The garden features sleepers, trellising and is wall enclosed to the majority.

## NB

We have been advised by the vendor that the home pays a development service charge of £150 per annum with £75 being paid every 6 months.







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

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