



Middle Lane, Cherhill
£550,000



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- IMPRESSIVE PLOT
- DETACHED VILLAGE HOME
- THREE DOUBLE BEDROOMS
- QUALITY FITTED DINING KITCHEN
- DUAL ASPECT LIVING ROOM
- MODERN BATHROOM
- FOUR VEHICLE PARKING
- DOUBLE GLAZED & CENTRALLY HEATED
- QUICK-STEP FLOORING
- CHERHILL VILLAGE



Holmleigh, Middle Lane, Cherhill

This beautifully refurbished detached home is presented to an exceptional standard, offering high-quality finishes throughout and occupying a generous plot in the heart of the sought-after village of Cherhill. The property is surrounded by private gardens, with extensive flat lawns and a private driveway provides parking for multiple vehicles.

Internally, the accommodation is thoughtfully arranged to offer a bright dual-aspect living room, sleek modern dining kitchen with integrated appliances and Quartz worktops and the benefit of a separate cloakroom. The sleeping accommodation provides three well-proportioned double bedrooms, complemented by a modern family bathroom. The home also benefits from double glazing and central heating throughout.



CHERRILL VILLAGE LOCATION

Cherhill is a picturesque village located along the A4 between Calne and Marlborough in Wiltshire, England. It's renowned for its picturesque setting and historical significance, most notably the 17th-century White Horse carved into the Cherhill Downs. Beyond its scenic beauty, Cherhill offers a strong sense of community. The village boasts a historic church, a popular pub, a well-regarded primary school, a play area, and a village hall, all contributing to a close-knit atmosphere. Recently, the addition of the 'Dandy Highwaymen,' a trendy coffee spot, has become a popular local favourite.

THE HOME

Situated in a quiet lane within the village, this beautifully presented home occupies an enviable plot and has been completely renovated throughout. Offering stylish, modern accommodation and generous gardens, the property is ready for its new owner to move straight in and enjoy.

The accommodation has been thoughtfully refurbished to provide a comfortable and contemporary home, with the details outlined below.

ENTRANCE HALL

The side entrance door gives access to the wide internal entrance hall, there is space for items of display/storage furniture. Doors provide access to the guest cloakroom, living room, dining kitchen, bedrooms and the main bathroom.

GUEST CLOAKROOM

Wash basin set into a vanity cabinet. Water closet. Window with privacy glass. Tile floor.

LIVING ROOM

15' x 11'8 (4.57m x 3.56m)

Generously proportioned, this bright dual-aspect living room has windows overlooking the deep front garden and side garden. Providing space for a number of sofas and additional living room furniture.

FITTED DINING KITCHEN

13'6 x 12'2 (4.11m x 3.71m)

The modern dining kitchen features quality fitted timber wall and floor cabinetry with a selection of integrated appliances, including a fridge-freezer, dishwasher and washing machine. There is also an inset electric oven with hob and extractor hood over, complemented by Quartz worktops. The room is generously proportioned, with a natural dining area providing ample space for a table and chairs. There is an access door to the side driveway.

BEDROOM ONE

13'8 x 11'5 (4.17m x 3.48m)

The principal bedroom benefits from a bank of fitted wardrobes and can accommodate a super king-size bed with additional bedroom furniture. A window views out over the side garden.

BEDROOM TWO

13'8 x 8'4 (4.17m x 2.54m)

The second bedroom is well proportioned and offers space for a double bed with further furnishings. A window opens over the side garden.

BEDROOM THREE

9'8 x 7'1 (2.95m x 2.16m)

A versatile and flexible room featuring French doors opening directly onto the rear garden. The space offers a range of possibilities and could be used as a comfortable double bedroom, an additional reception room, home office or study, or an ideal hobby room.

MAIN BATHROOM

A modern bathroom featuring a contemporary white suite. Comprising a vanity unit with inset wash basin, WC, and an L-shaped bath with shower over and a fitted glass shower screen. Finished with high-quality marble-effect wall and floor tiling, a heated towel radiator, spotlighting, together with a window fitted with privacy glass.

EXTERIOR

The property occupies a particularly generous plot,

offering excellent space and flexibility for the future. The outside space is outlined in more detail as follows:

PRIVATE DRIVEWAY PARKING

The private front driveway can comfortably accommodate four cars or a number of larger vehicles, to the side and front. There is hedging to the side boundary. From here, there is access to the side drive and the main door.

WRAP AROUND GARDEN

The property enjoys a generous wrap-around garden, providing an excellent level of privacy and a wonderful sense of space. To the front, a deep lawned garden with established hedge boundaries creates an attractive approach, while ample private driveway parking is available with further opportunity for parking or storage to the side.

The rear is predominantly laid to level lawn and enclosed by established hedging, with an ornamental tree and mature shrubs. The generous proportions offer considerable versatility, with plenty of space for outdoor entertaining, relaxing, recreation, gardening and cultivation.

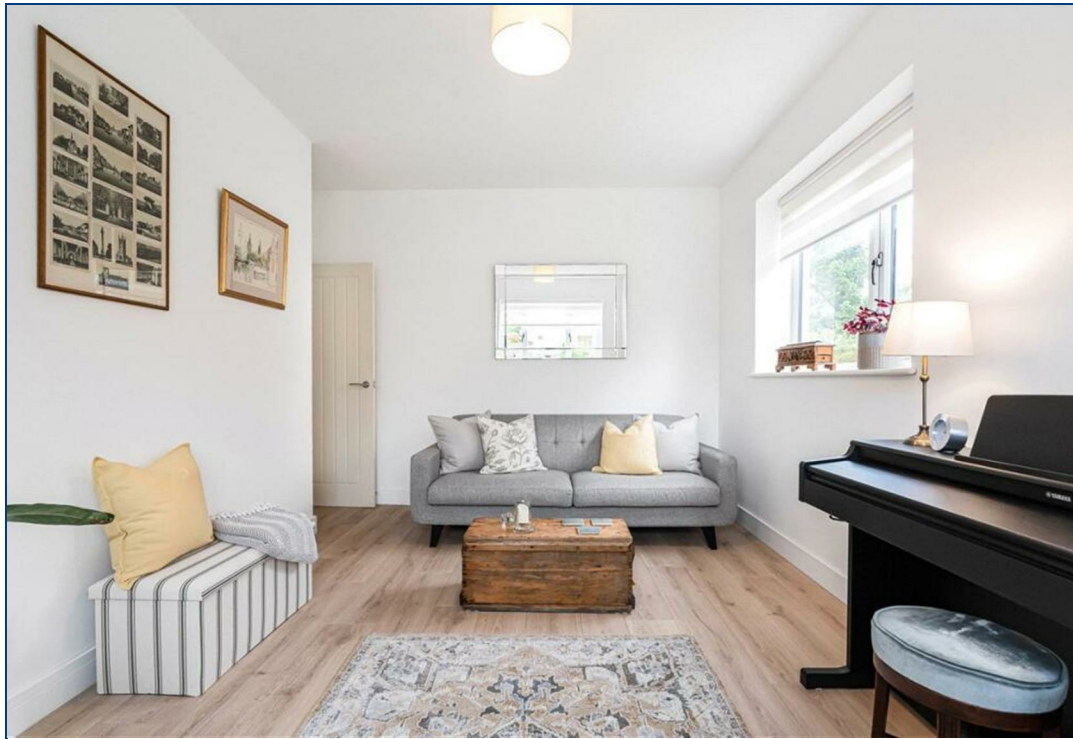
PROPERTY INFORMATION

Council Tax - E

Mains water, drainage and electricity connected.

Newly fitted Oil-fired central heating system.





Property Location Map:



Energy Performance Certificate:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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