



## Thatcham Close, Calne Price Guide £495,000

2 The Square, Calne, Wiltshire, SN11 0BY  
01249 821110  
[calne@butfieldbreach.co.uk](mailto:calne@butfieldbreach.co.uk)  
[www.butfieldbreach.co.uk](http://www.butfieldbreach.co.uk)

- BEAUTIFULLY PRESENTED HOME
- 25ft GARDEN ROOM
- FOUR BEDROOM DETACHED
- PRIVATE CUL-DE-SAC
- UTILITY ROOM
- EN-SUITE TO MAIN BEDROOM
- LANDSCAPED GARDEN
- HIGH QUALITY FIXTURES
- GUEST WC
- UPGRADED THROUGHOUT



### 3, Thatcham Close

Situated in a sought-after cul-de-sac with attractive green views to the front, this detached family home has been meticulously maintained and improved over the years, offering a beautiful move-in-ready home for the new owners.

The property features a modern dining kitchen opening into a superb 25ft garden room, creating an outstanding space for entertaining. There is also a separate living room, utility room and guest WC. Upstairs are four generous bedrooms, including a principal bedroom with built-in wardrobes and an en-suite, all bathrooms have been upgraded in recent years, including the family shower room. Outside, the property benefits from a landscaped rear garden, an integral garage, and private driveway parking for two vehicles. An exceptional family home in a private and desirable location.

## **The Home & Location**

Located within easy reach of local amenities, the town centre, Primary and Secondary Schools and road links. Built by the renowned Charles Church developers in 2002, this well-presented home has been lovingly maintained and occupied by the same family since new.

### **Entrance Hall**

Upon entering the property, a welcoming and generously proportioned entrance hall provides access to the living room and kitchen, with stairs rising to the first floor and useful understairs storage. Light wood effect flooring flows throughout the hall and living room.

### **Living Room**

**16'6 x 11'5 (5.03m x 3.48m)**

Generous living room with bay window to the front, wood-effect flooring, and a gas fire with Bath stone surround, offering plenty of space for multiple sofas and family seating.

### **Kitchen Dining**

**21'8 x 10'8 (6.60m x 3.25m)**

Contemporary Howdens fitted kitchen featuring high-gloss units, an induction hob with island extractor, and breakfast bar seating peninsula with additional cupboards. Appliances include a sink and a half with a drainer, dishwasher, eye-level oven and a half, and there is an adjoining utility area. The dining area allows space for a generous dining set with double doors into the garden room and living room. Feature under-counter lighting and spotlights to the ceiling.

### **Garden / Family Room**

**24'11 x 11'11 (7.59m x 3.63m)**

Accessed from both the dining area and utility room, this bespoke garden room provides a bright and airy living space that seamlessly connects with the garden through large windows and patio doors. Featuring a solid roof with Velux windows, it offers comfortable year-round use and serves as a true hub of the home.

The current owners enjoy it as a relaxing retreat, although its versatile design lends itself to a variety of uses, including a family room, home office, playroom, or entertaining space.

### **Utility Room**

Providing additional space and plumbing for two laundry appliances, as well as extra counter top space for further appliances. A wall-mounted combi boiler is installed. A door leads to the guest cloakroom.

### **Downstairs WC**

Comprising a vanity, a corner wash basin, and a water closet with a chrome towel radiator. Finished with marble effect subway tiling on half the wall.

### **First Floor Landing**

Doors open to all four bedrooms and the family bathroom. Along with a further storage cupboard. Loft Access.

### **Principal Bedroom**

**16'11 x 13'2 (5.16m x 4.01m)**

A spacious dual-aspect bedroom with a dedicated dressing area, built-in wardrobes, and direct access to the en-suite shower room. There is plenty of space for a king-size bed and a range of additional bedroom furnishings.

### **En-suite**

Modern suite with double shower, wash basin and water closet. Fully Tiled.

### **Bedroom Two**

**11'7 x 9'7 (3.53m x 2.92m)**

Bedroom two is positioned at the front of the home, allowing space for a double bed and further bedroom or lounge furniture. Built-in wardrobes.

### **Bedroom Three**

**14'2 x 8'4 (4.32m x 2.54m)**

Bedroom three will allow a large double bed and further bedroom furniture. A window opens over the rear garden.

### **Bedroom Four**

**9'7 x 8'4 (2.92m x 2.54m)**

A generous single bedroom, or ideal as a study or child's bedroom with space for a desk and the benefit of a built-in double wardrobe. A window opens to the rear of the home.

### **Family Bathroom**

Stylishly appointed with a double shower enclosed by a glass sliding screen, a vanity wash basin, and a WC with a concealed cistern. Full height wall tiling with vinyl flooring.

### **Gardens**

The rear garden offers a peaceful retreat with a large patio seating area. The garden also features a low-maintenance artificial turf lawn area with planted borders. Situated at the front of the property is a well-maintained garden. Gated side access. Outside tap.

### **Driveway & Garage**

Private driveway parking for two cars side-by-side in front of the garage. Access to the garage via an up-and-over door.

### **Services & Property Information**

Tenure: Freehold

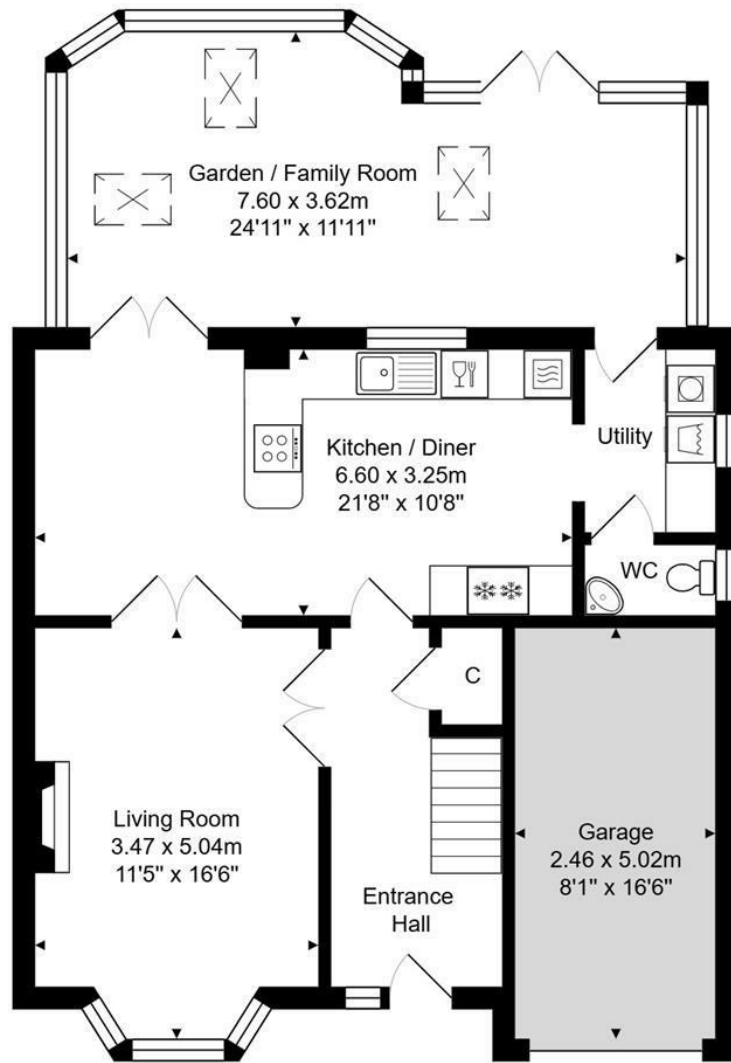
Mains Electricity, Gas, Water & Drainage

Gas Fired Central Heating

Council Tax Band: E



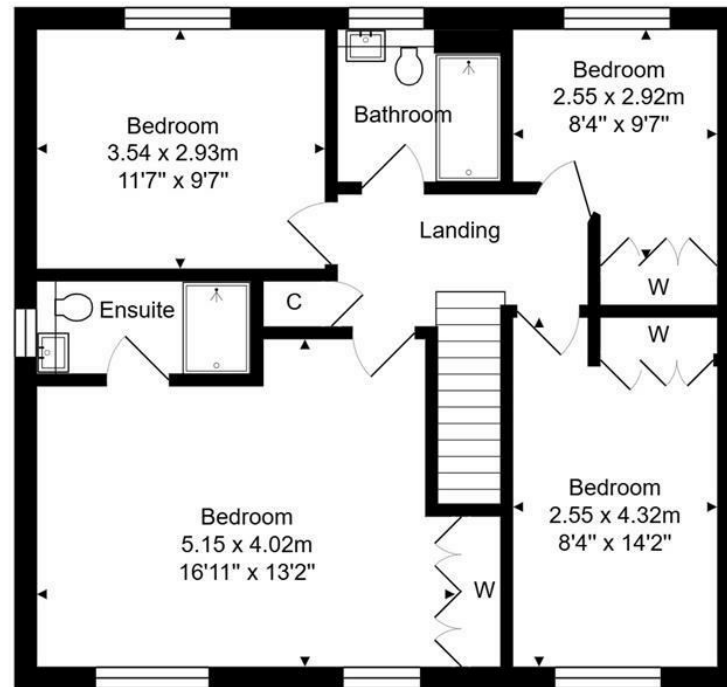




Ground Floor  
Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

Total Area: 146.1 m<sup>2</sup> ... 1572 ft<sup>2</sup> (excluding garage)



First Floor  
Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.