



**Summers Drive, Calne**  
**£775,000**



A gorgeous four bedroom home overflowing with quality throughout. Built in a 'Barn Style' in recent years and having the great advantage of a large double garage, plus a double width drive that can accommodate up to six vehicles. The ground floor gives you a reception hall with a 16ft 6 (5.03m) high ceiling with a gallery study above. There is a very impressive 24'6 ft (7.47m) living dining kitchen- perfect for interaction with dinner guests and family. A living room opens out onto the landscaped garden, and there is a separate family room/office. There is a utility room and a guest cloakroom. The first floor offers a gallery study landing with a large window with far-reaching rural views. There are four double bedrooms, complemented by a family bathroom and an en-suite to the principal bedroom. Gas centrally heated and double-glazed. Right on the doorstep of countryside and idyllic walks.



## ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also. To the west is Chippenham, Bath, and the M4 westbound. Routes south take you to Devizes, Caen Hill Locks, Salisbury and the Coast. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, rail stations, and the villages in between.

## LOCATION

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.

## THE HOME

### RECEPTION HALL

**17' x 10'7 (5.18m x 3.23m)**

A balustrade staircase rises up to the gallery study landing above with a 16ft 6 (5.03m) high ceiling. There are bespoke built solid wood storage cabinets to match the internal carpentry. Plenty of room for large items of furniture and doors which lead to all of the principle ground floor rooms.

### GUEST CLOAKROOM

**4'10 x 4' (1.47m x 1.22m)**

Water closet and a wash basin. Extractor fan.

### FAMILY ROOM/STUDY/OFFICE

**11'11 x 8'6 (3.63m x 2.59m)**

A window looks out over the front green space and countryside beyond. A great extra reception space which makes a wonderful study/office room.

### DUAL ASPECT LIVING ROOM

**16'9 x 11'0 (5.11m x 3.35m)**

French doors open out onto the rear garden and expand the living space in fine weather. A window looks out to the side. There is room for a number of sofas and extra furniture. There is the focal point of a fire surround with flame effect electric fire.

### LIVING DINING KITCHEN

**24'6 x 12' (7.47m x 3.66m)**

A very impressive living space with natural dining, lounging and kitchen areas. Windows look out over the rear garden, the private side drive and over a green space to the front. There is room for a large dining table, sofas and further furniture at one end of the room. A selection of fitted wall and floor cabinets with Quartz work surfaces and under cabinet lighting. Integrated fridge freezer, dish washer, double oven, five ring gas hob with stainless steel hood over and an Inset double sink and mixer tap. Door to the utility room.

### UTILITY ROOM

**10'9 x 6'6 (3.28m x 1.98m)**

Matching cabinets with Quartz work tops. Space for a washing machine and a dryer. Sink and drainer. Door to the garden and a window looks out over the garden also. Door to the reception hall.

### GALLERY LANDING

**15'1 x 4'6 (4.60m x 1.37m)**

The gallery landing overlooks the reception hall and a large window looks out onto rural views. The landing offers space enough for an additional study or seating area- currently utilised by the homeowners as the perfect space for their running machine as they take in the views beyond.

### MASTER BEDROOM

**16'3 x 12'3 (4.95m x 3.73m)**

Space for a super king size bed and extra items of large furniture. Window

### MASTER EN-SUITE

**8'4 x 5'4 (2.54m x 1.63m)**

Walk-in double shower, wash basin and a water closet. Window with privacy glass. Tile finishes.

### BEDROOM TWO

**13' x 11'0 (3.96m x 3.35m)**

Space for a super king size bed and further furniture to complement. Window.

### BEDROOM THREE

**11'9 x 11'3 (3.58m x 3.43m)**

There is room for a large double bed and extra furniture.

### BEDROOM FOUR

**11'10 x 7'6 (3.61m x 2.29m)**

The final bedroom can also accommodate a double bed and further furniture.

### MAIN BATHROOM

**7' x 7' (2.13m x 2.13m)**

The suite offers a shaped bath with shaped screen and shower over. Water closet and wash basin. window and tile finishes.

### FRONT GARDEN

A shingled garden area perfect for pot plant display.

### DOUBLE WIDTH SIDE DRIVE

**40' x 22' approx (12.19m x 6.71m approx)**

Down the side of the home is a double width brick drive that leads to the garage and can accommodate up to six vehicles. Gate to the rear garden.

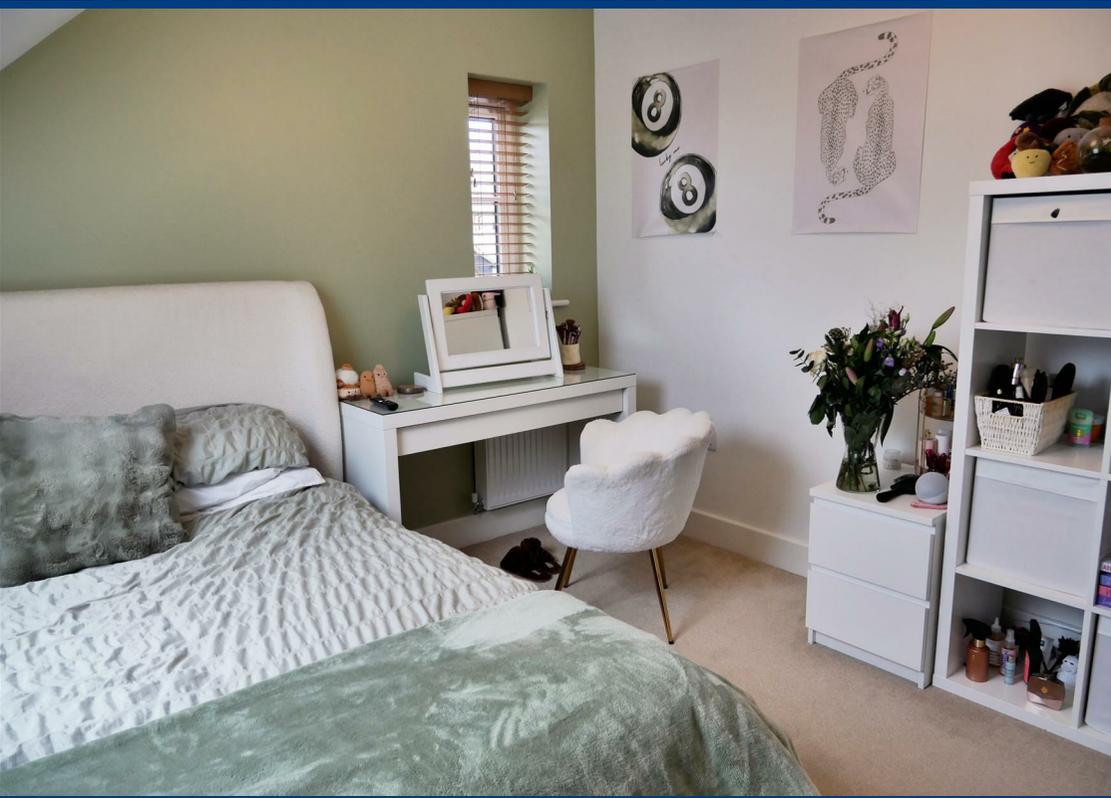
### LARGE DOUBLE GARAGE

**19-6 x 19-6 (5.79m-1.83m x 5.79m-1.83m)**

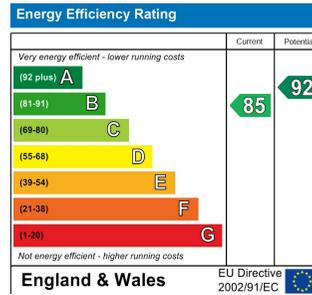
Two up and over doors, front access. The eaves is boarded and offers storage opportunities. Power and light.

### REAR LANDSCAPED GARDEN

An enclosed rear garden that has a generous flat lawn in the main. Adjacent to the home is a patio area that allows for outdoor seating and relaxation. At the rear of the garage is an extra garden area with hard standing that is perfect for discreet storage and barbecues.







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

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