



**Wessington Park, Calne**  
**£425,000**



This detached three-bedroom home with a double garage is set on a generous corner plot with far-reaching views. The views take in the Cherhill White Horse and the Lansdowne Monument. The home has been thoughtfully upgraded in recent times that includes refelting and tile refitting of the roof. Located in a peaceful development just a short walk from town and countryside walks, the property features a well-planted front garden with easy level access to the front door and a low-maintenance rear garden. The home benefits from a separate living room, a modern fitted kitchen, and a 16ft conservatory with an air conditioning unit. The three double bedrooms are complemented by a contemporary shower room with a double walk-in shower. Additional highlights include a formal hall with excellent storage, double glazing, and gas central heating. There is also a double garage and parking for multiple vehicles.



## THE AREA & ACCESS

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. Wessington Park, as the name suggests, has the focal point of a recreational park. The area features two converted Historic Mills with one featuring a Mill Leat.

As you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound.

## ENTRANCE PORCH

Windows look out over the landscaped front garden. Double door level entry access to the formal hall, making it wheelchair friendly.

## FORMAL HALL

A generous formal hall which has the benefit of three mirror-fronted store cupboards (one is set up to be an airing cupboard with a radiator). Doors give access to the living room, bedrooms, shower room, and the fitted kitchen.

## LIVING ROOM

**17'6 x 11'10 (5.33m x 3.61m)**

A dual aspect room which has a window to the side and a window that looks out over the landscaped front garden and parkland beyond. There is the focal point of a log effect fire. The room is spacious and can easily accommodate a number of sofas and further items of living room furniture.

## FITTED KITCHEN

**17'7 x 8'7 (5.36m x 2.62m)**

The kitchen is fitted with an extensive range of quality wall and floor cabinets, complemented by woodblock worktops and tiled finishes. A five-ring gas hob is set beneath a stainless steel chimney hood with light, alongside a chest-height double

electric oven. An inset double Butler-style sink with mixer tap provides a classic focal point. Features include deep pan drawers, pull-out baskets, and two large larder cupboards, offering excellent storage. There is plumbing for a washing machine, along with dedicated space for a larder fridge and larder freezer. Natural light is provided by two windows, one to the side and another looking into the conservatory, with a door giving direct access to the conservatory.

## CONSERVATORY

**16' x 6'9 (4.88m x 2.06m)**

There is a vaulted ceiling and windows to two sides. Patio doors open out onto the rear landscaped garden. Vaulted ceiling. This room is a nice accompaniment to the kitchen and offers dining space. Air conditioner/heating unit.

## SHOWER ROOM

**8'4 x 5'9 (2.54m x 1.75m)**

Window with privacy glass and tile finishes. The suite features a double walk-in shower with a screen, a wash basin set into a vanity cabinet, and a water closet. Chrome towel rail radiator and a fan heater.

## MASTER BEDROOM

**12'10 x 12'4 plus door alcove (3.91m x 3.76m plus door alcove)**

A window offers views over parkland and far-reaching views beyond. There is room for a super king-size bed and further items of bedroom furniture to complement.

## BEDROOM TWO (CURRENT DINING)

**12'10 x 12'3 (3.91m x 3.73m)**

A window offers wonderful, far-reaching views. This room is currently used as a dining room, with a generous dining table and further items of sizeable furniture.

Alternatively, the room can happily accommodate a super king-size bed plus extra bedroom furniture.

## BEDROOM THREE

**9'6 x 9'6 (2.90m x 2.90m)**

This bedroom has a window that looks out over the rear garden. There is room for a double bed and further furniture.

## FRONT LANDSCAPED GARDEN

The home enjoys a deep front garden that has been carefully landscaped. It includes a number of flat lawns, shaped flowerbeds with mature shrubs and planting. To one side is a feature row of rosebushes and an area to relax and take in the views.. Path to the front door and access to the rear enclosed garden.

## REAR ENCLOSED GARDEN

The rear garden is designed for low maintenance while still offering space for cultivation and relaxation. Steps lead down to a sunken patio area that is ideal for outside dining and entertaining. A gate to the side garden and steps lead down to a gate to the drive.

## DOUBLE WIDTH DRIVE

At the rear of the home is a double width drive offering parking for two large vehicles comfortably. The drive leads to the double garage.

## DOUBLE GARAGE

**18'3 x 16'3 (5.56m x 4.95m)**

Vehicle access is via two open over doors. There is power and light.

## UNDERCROFT

The home benefits from an under croft giving ease of access to services.

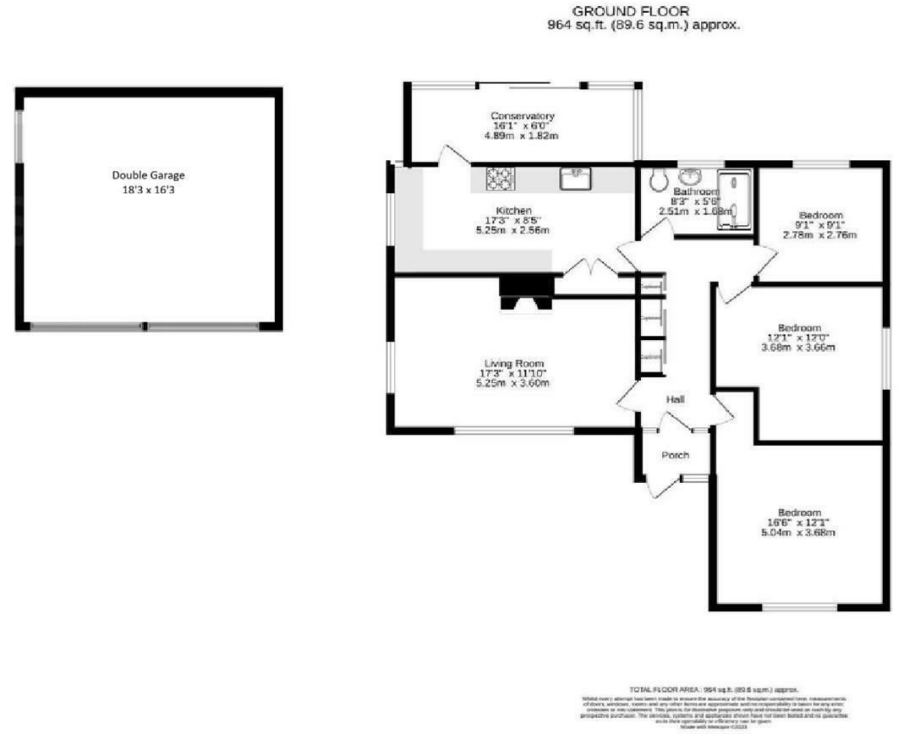
## NOTE

Council Tax Band - D





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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