



**Lake View, Calne**  
**£750,000**



An impressive executive-style, double-fronted detached home with spacious and beautifully presented accommodation. The property features a striking vaulted entrance hall with a galleried landing, five bedrooms, a superb open-plan living/dining kitchen, a spacious living room with an inglenook fireplace, two additional reception rooms, a utility room, and guest cloakroom. Upstairs includes a four-piece family bathroom, a guest en-suite, and a luxurious principal bedroom with dressing area and en-suite. Outside, there are enclosed landscaped gardens, a double garage, and a large driveway. Ideally located close to open countryside and scenic walks.



## THE AREA

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. Lake View is a development of large homes in the main by David Wilson. The area features two converted Historic Mills with one having a Mill Leat. There is a pleasant riverside walk down to Calne centre. Quemerford has a post office shop, local pub and the home is within easy access of local primary schools and an Academy. Calne has a multitude of shops, restaurants, super markets and two leisure centres (one with a swimming pool not too far from the home).

## ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, routes to Swindon, Marlborough, Newbury, Hungerford and the M4 eastbound. To the west is Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 eastbound. To the south is Devizes and routes to the coast and Salisbury.

## THE HOME

The home is part of the Lake View residential development that features a Grade II converted Mill and countryside close by. A footbridge from the development takes you over the river to idyllic country walks. This double fronted home has a grandness about it from the minute you enter the door. The reception hall and four sided gallery above is quite spectacular. An outline of the home is as follows:

## OPEN PORCH

A wide open porch leads to the reception hall.

## RECEPTION HALL

**12'8" x 12'6" including staircase (3.86 x 3.81 including staircase)**

A wide staircase rises to the first floor gallery. There is access to the living room, dining kitchen, dining room, family room/study and guest cloakroom. There is also a walk in store of around 6ft 6 x 2ft 6.

## GUEST CLOAKROOM

**5'2" x 4'6" (1.57 x 1.37)**

Water closet and wash basin. Extractor fan.

## FAMILY ROOM/STUDY/OFFICE

**12'10" x 7'3" (3.91 x 2.21)**

Two windows give a view out to the front. The room offers a generous space for study or could be used as an extra family room.

## DINING ROOM

**12'10" x 10'1" (3.91 x 3.07)**

This room also has two windows looking out to the front. There is room for a large dining table, chairs and display furniture.

## LIVING ROOM

**18'10" x 13'3" (5.74 x 4.04)**

The centre piece of the room is an 8 ft (2.44m) wide Inglenook fireplace. French doors open onto the garden. Two windows look onto the garden also and there are two windows inside the Inglenook. There is room for a number of large sofas and further items of sizeable furniture.

## LIVING DINING KITCHEN

**26'0" x 17'7" maximum (7.92 x 5.36 maximum)**

This open plan space is ideal for interaction and entertaining. Arranged to offer two areas as follows:

## FITTED KITCHEN AREA

**13'3" x 10'6" (4.04 x 3.20)**

The kitchen area has a selection of fitted wall and floor cabinets with granite work surfaces. These include pan drawers, wine racks, glass fronted display and under cabinet lighting. There is a gas hob, extractor, high level double oven, integrated fridge freezer and integrated dish washer. A window looks out to the garden. Tile finishes. There is space for a breakfast table and the area is open to the living dining area.

## LIVING DINING AREA

**17'7" x 12'7" (5.36 x 3.84)**

This space allows for a large dining table, chairs and sofas if required. Windows look out to the garden and side plus French doors open out to the garden. This expands the living space in fine weather.

## UTILITY ROOM

**8'2" x 5'2" (2.49 x 1.57)**

There is a fitted floor cabinet and sink unit. Plumbing for a washing machine and space for a dryer. Door to the side drive.

## FOUR SIDED GALLERY LANDING

**18'4" x 12'6" including staircase (5.59 x 3.81 including staircase)**

A spectacular landing with high ceiling. At one end is a seating area and a large arched window. The gallery looks down over the reception hall. Doors lead to the bedrooms and main bathroom.

## MASTER BEDROOM LOBBY

Double fitted wardrobe and access to the master bedroom.

## MASTER BEDROOM

**19'7" x 9'8" plus wardrobes (5.97 x 2.95 plus wardrobes)**

There is room for a super king bed and further furniture. There is a wide opening to the dressing area and there are built in wardrobes. A window looks over the rear garden.

## MASTER BEDROOM DRESSING

**12'7" x 9'6" plus wardrobes (3.84 x 2.90 plus wardrobes)**

This area is a spacious dressing area and has fitted wardrobes. A window looks over the rear garden and there is a door to the en-suite. There is space for a dressing table and sofa.

## MASTER EN-SUITE

**8'10" x 7'7" (2.69 x 2.31)**

Window with privacy glass. Panel enclosed bath with mixer taps and shower attachment, water closet, pedestal wash basin and a double shower cubicle. Tile finishes.

## BEDROOM TWO

**13'0" x 9'0" plus wardrobes (3.96 x 2.74 plus wardrobes)**

Two windows offer a view to the front. There is room for a large double bed and extra furniture. Built in wardrobes and access to the guest en-suite.

## GUEST EN-SUITE

**7'9" x 5'10" (2.36 x 1.78)**

Double shower cubicle, pedestal wash basin and a water closet. Tile finishes and a window with privacy glass.

## BEDROOM THREE

**13'0" x 8'7" including wardrobe (3.96 x 2.62 including wardrobe)**

Two windows look out to the front and there are built in wardrobes. There is room for a large double bed and extra furniture.

## BEDROOM FOUR

**10'9" x 9'6" plus wardrobe (3.28 x 2.90 plus wardrobe)**

This room offers a view over the rear garden. Built in wardrobe. Room for a double bed and extra furniture.

## BEDROOM FIVE

**10'6" x 7'9" plus wardrobe (3.20 x 2.36 plus wardrobe)**

The final bedroom is a generous single room and has a view over the rear garden. There is a built in wardrobe. A small double bed could be accommodated.

## FOUR PIECE MAIN BATHROOM

**8'9" x 6'6" (2.67 x 1.98)**

There is a window with privacy glass and tile finishes. The suite offers a shower cubicle, panel enclosed bath with mixer taps and shower attachment, water closet a pedestal wash basin. Recessed shower cubicle.

## FRONT GARDEN

The front garden also wraps around one side of the home. It is well stocked with an array of ornamental plants and a feature palm tree.

## SIDE DRIVE & GARDEN

To the side of the home is a drive that leads to the garage. It has the ability to park four vehicles. To the side of the drive is a garden area with wall boundary. It could offer future widening of the drive. A gate leads to the rear garden and the drive gives access to the garage.

## DOUBLE GARAGE

**18' x 17'7" (5.49m x 5.36m)**

Two up and over doors allow entry to the garage. There is a side door that opens to the rear garden. Power and light.

## REAR ENCLOSED GARDEN

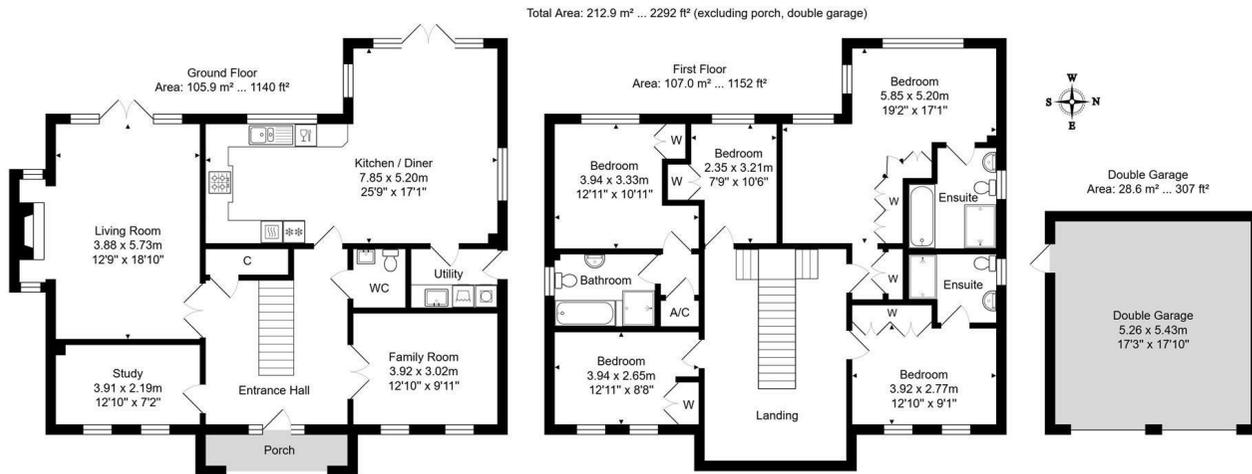
The garden offers wall and fence boundaries. The aspect is both south and westerly. In the main there is a shaped flat lawn. There are patios for outside dining and entertaining adjacent to the living room and to the dining kitchen. Ornamental trees and ornamental planting feature. Behind the garage a path leads to an extra garden area.

## EXTRA GARDEN

**25' x 15'6" approx (7.62m x 4.72m approx)**

This garden area offers multiple uses. It offers very good privacy for a hot tub, barbeque, trampoline or hidden storage.





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. Area includes internal and external wall thickness.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	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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