



Honeysuckle Close, Calne

Price Guide £535,000

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- Detached Six-Bedroom Family Home In Sought-After Convenient Location
- Versatile Accommodation Over Three Floors
- Double Garage with Office Conversion And Parking For Multiple Cars
- Principal Bedroom Suite With Dressing Area, Fitted Wardrobes and Full En-Suite Bathroom
- Dual-Aspect Kitchen Breakfast Room and Separate Utility Room
- Formal Dining Room
- Study/Office
- Dual-Aspect Living Room With French Doors to Garden
- Two Family Bathrooms and Downstairs Guest Cloakroom
- Gas Central Heating and Double Glazing Throughout



58, Honeysuckle Close

Situated in a desired cul-de-sac location and within walking distance of amenities, open countryside and transport links, this is a substantial, detached six-bedroom house with well-proportioned rooms offering versatility for the modern or multi-generational family.

Internally on the ground floor, the home has a cloakroom, spacious dual-aspect living room with gas fire, formal dining room, study/office, well-equipped kitchen breakfast room and a utility room. To the first floor, there are four bedrooms, three of which are doubles with the principal bedroom suite benefitting from having a full en-suite bathroom and built-in wardrobes. There is also a family bathroom. The second floor consists of two further double bedrooms, as well as a family bathroom and spacious landing with plentiful eaves storage. Externally the home has a welcoming front garden, private rear south-facing garden, double garage offering fantastic storage and further remote working opportunity, and a gated driveway allowing parking for multiple vehicles. Gas central heating and double glazing.

Calne and Surrounding Area

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, famous for his discovery 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 are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and three leisure centres 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. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet. With excellent transport links, to the east down the A4 you will pass Cherhill White Horse, Silbury Hill, historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

The home is located within the popular Lansdowne Park to the north of Calne centre. Within walking distance are local primary schools, medical centres, a pharmacy, a leisure centre, a park and a Tesco Express supermarket. The facilities of Calne town centre and the Tesco Superstore are also within easy reach and a flat walk away.

Entrance Hall

A spacious and welcoming entrance hall with quality wood-effect 'Karndean' flooring and a useful storage cupboard. The hallway gives access to the living room, guest cloakroom, study/office, formal dining room and kitchen breakfast room. Open balustrade staircase rises to the first floor.

Study

10'04 x 7'06 (3.15m x 2.29m)

Perfect for the remote worker, the study/office is of a great size with a window facing the front of the home. Fitted with carpet.

Cloakroom

The cloakroom comprises a water closet and a corner sink. A window with privacy glass faces the side of the home.

Living Room

17'06 x 10'11 (5.33m x 3.33m)

Entered via double doors from the hallway, the dual-aspect living room enjoys an abundance of natural light. A window faces the front of the home and French doors open to the rear garden decked patio, expanding the social living space in the warmer months. The room has ample space for sofas, armchairs and display furniture, arranged around the focal point of the decorative surround and mantel over a gas fire. Fitted with carpet.

Formal Dining Room

10'03 x 9'09 (3.12m x 2.97m)

Accessed via double doors from the hallway, this room offers a formal space to dine and entertain with the capacity to have a large dining set alongside further furniture. A window views out to the side of the home. Fitted with carpet.

Kitchen Breakfast Room

16'09 max x 13'03 (5.11m max x 4.04m)

The dual-aspect kitchen breakfast room comprises a range of wall and floor cabinetry providing good storage, and there is ample room to accommodate a dining table and chairs, providing a social dining space for a busy family.

Integrated appliances include a separate under-counter fridge and freezer, mid-height double electric fan ovens, a four-ring gas hob and extractor hood. There is space for a dishwasher. The white ceramic sink and a half with a drainer are set beneath a window that views over the garden, with a further window to the side. There is also the benefit of a plumbed water softener included in the sale, located under the sink. Laminate work surfaces and tiled flooring.

A door opens to the rear garden and a further door leads to the utility.

Utility Room

6'05 x 5'06 (1.96m x 1.68m)

A useful utility room with plumbing and space for a washing machine and tumble dryer. There is a stainless steel drainer sink and wall and floor storage cupboards. The boiler is located here also. A window faces the side of the home. Tiled flooring.

First Floor Landing

The carpeted first floor landing has a window to the side aspect and gives access to four of the bedrooms and a family bathroom. The airing cupboard is situated on the landing, which houses the hot water tank (recently replaced).

Principle Bedroom Suite

17'06 x 9'01 (5.33m x 2.77m)

The dual-aspect principal bedroom suite enjoys enough space for a king-size bed, bedside tables and further furniture. There is a natural dressing area to one side of the room, with the feature of three double fitted wardrobes. A door leads to a full en-suite bathroom. Fitted with carpet.

En Suite Bathroom

8'03 x 5'06 (2.51m x 1.68m)

A modern fitted bathroom suite to include a panel bath with glass splash screen and shower over, pedestal water closet and wash basin, extractor fan and chrome towel radiator. Tiled finishes. A window faces the front of the home.

Bedroom Two

13'06 x 9'05 (4.11m x 2.87m)

A good size dual-aspect bedroom which can happily accommodate a king-size bed and further furniture. Two double fitted wardrobes provide excellent storage. Windows view to the front and side of the home. Fitted with carpet.

Bedroom Three

10'08 x 9'06 (3.25m x 2.90m)

A good size double bedroom but used as a further reception room by the current owners. This room can accommodate a king-size bed alongside further furniture. A window views to the front. Carpeted.

Bedroom Four

10'08 x 7'08 (3.25m x 2.34m)

A generous single bedroom which could accommodate a small double bed if required. Fitted with carpet and with a window to the side aspect.

Family Bathroom

8'09 x 6'05 (2.67m x 1.96m)

Modern fitted family bathroom comprising a panel bath with a shower over and a glass splash screen. Pedestal water closet and wash basin. A window with privacy glass to the side aspect. Carpeted.

Second Floor Landing

The second floor offers further versatility to the property, with the ability to have a self-contained area of the home to support multi-generational living.

The second floor landing is spacious, gives access to two double bedrooms and a family bathroom and has two useful eaves storage cupboards and a window to the front aspect.

Bedroom Five

17'04 x 10'02 max (5.28m x 3.10m max)

An excellent size bedroom offering versatility of use. The room is bright and airy owing to the three Velux windows (with blackout blinds), which let in an abundance of daylight and views to the surrounding countryside. Fitted with carpet.

Bedroom Six

11'07 max x 9'09 max (3.53m max x 2.97m max)

Bedroom six is a double bedroom with a window to the front and a large Velux window (with blackout blind) viewing to the rear of the home. Eaves storage cupboard with hanging rail. Fitted with carpet.

Bathroom

11'03 x 7 (3.43m x 2.13m)

This spacious family bathroom has the additional benefit of electric underfloor heating and comprises a panel bath, separate shower cubicle, pedestal water closet and wash basin. Chrome towel radiator and tiled finishes. A window faces to the side of the home.

External

In more detail as follows:

Front Garden

The frontage to the home is most attractive, with a traditional style of wrought iron railings enclosing lawns on either side of a central path that leads to the front door.

Rear Garden

The rear garden is south-facing and enjoys a good level of privacy. There is a decked patio area, perfect for al fresco dining, entertaining and relaxing in the sunshine. A further area is laid to lawn and there is ample space for pot plant display and further garden furniture.

Double Garage

The double garage offers further versatility to the home, as one side of the garage has been converted to an office space of two connecting rooms, with power, light, ethernet connection and a side pedestrian access door. The remaining section of the double garage provides excellent storage space, including eaves space.

Gated Driveway Parking

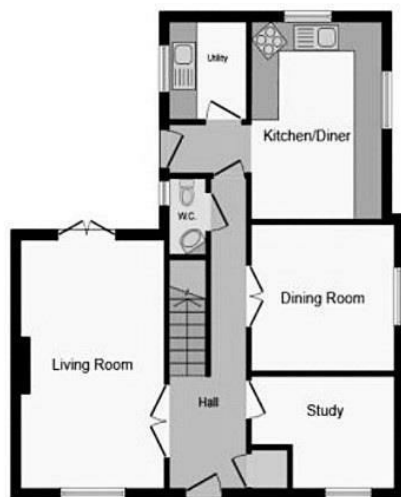
Double timber gates give access to a secure driveway where three/four cars can be parked.

Council Tax Band

Council Tax Band F.



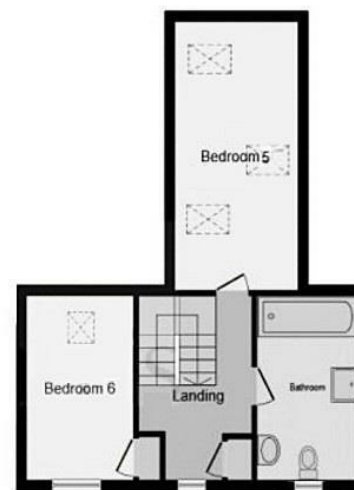




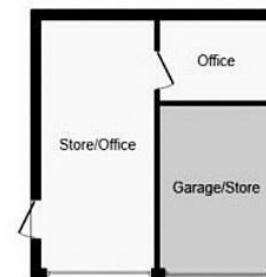
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

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

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