



Horsebrook Park, Calne
£392,000



Beautifully presented and filled with quality. This home has some really outstanding features. There is a large studio style master bedroom with a dressing area and an en-suite with a large walk-in shower. The home has a further double bedroom complemented by a shower room with a further walk-in shower. There are flowing living spaces with areas for lounging, dining, study and entertaining. There is a fitted kitchen and a long side access lobby. The home enjoys a fully enclosed patio garden that offers great privacy- ideal for outside dining and entertaining. The exterior also offers parking for a multitude of vehicles. Gas centrally heated and double glazed. There is the bonus of an easy access attic.



LOCATION

Between the home and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. To the south is Devizes.

ENTRANCE HALL

Front access door with privacy glass and there are two further windows. Tile floor. Doors open to the second bedroom, to the breakfast/kitchen, main shower room and to the living room. Stairs rise to the attic.

LIVING ROOM

12'6 x 11'10 (3.81m x 3.61m)

A window gives a view out over the front garden. There is room for sofas and further items of living room furniture. From here there is a wide opening onto an area designated for dining.

DINING ROOM

10'2 x 9'3 (3.10m x 2.82m)

This area can support a large dining table chairs and further items of dining room furniture. A wide opening leads onto a study space and hall to the master bedroom area.

STUDY & INNER HALL

20'3 x 8'1 (6.17m x 2.46m)

This space features a lantern window. French doors open out onto an enclosed patio and expands the living space in fine weather. This room offers a multitude of uses- extra family space, study or further living. From here there is access to the 'Master Suite'.

MASTER BEDROOM SUITE

17'4 x 11'9 (5.28m x 3.58m)

The studio style master bedroom has two skylight windows and two windows looking out onto the patio garden. Glazed French doors open out onto the patio- ideal for morning breakfasts.

The room can happily accommodate a super-king size bed, sofas and extra items of furniture. Access to the master dressing room.

MASTER DRESSING ROOM

6'4 x 4'9 (1.93m x 1.45m)

Window with privacy glass, chrome towel rail radiator and a tile floor. This space offers room for a dressing table, chairs and further furnishing. A wide opening to the master shower room.

MASTER SHOWER ROOM

6'5 x 6'4 (1.96m x 1.93m)

There is a walk-in shower which is approximately 4'6" by 2'6" (1.37m x 0.76m). There is a both both handheld and a raindrop shower over. Contemporary water closet and a vanity basin steps a vanity basin set basin set into a two drawer vanity cabinet. Window with privacy glass. The en-suite has full height tiling to all four walls and a tile floor. Shaver point. Chrome towel rail radiator.

BERDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

A window gives a view out over the front garden. There is room for a large double bed and further items of bedroom furniture to complement.

SHOWER ROOM

7' x 6'4 (2.13m x 1.93m)

The suite offers a 4' x 2' 10" (1.22m x 0.86m) walk-in shower, vanity cabinet with an inset wash basin and a

water closet with the cistern concealed. Tile floor and full height tiling to all walls. Chrome towel rail radiator. The shower has both handheld held and raindrop showers.

BREAKFAST KITCHEN

11'4 x 10'4 (3.45m x 3.15m)

A window offers a view out over the enclosed patio garden. A door opens to the side lobby. There is a selection of fitted wall and floor cabinets with work surfaces and tile finishes over. Integrated dishwasher. Space has been allowed for a washing machine and a fridge freezer. Inset electric oven. Contemporary stainless chrome towel rail radiator. Four ring gas hob with stainless steel hood over. Space for a breakfast table and chairs. Tile floor.

SIDE LOBBY

16'11 x 3'4 (5.16m x 1.02m)

Windows look out to the side. Entrance door to the front with privacy glass. A glazed door gives access to the patio garden. Tile floor.

ATTIC

19'1 x 9' (5.82m x 2.74m)

A skylight window offers a view out to the rear and rooftops beyond. A useful space for storage, office or other uses.

FRONT DRIVE

The front drive has an excellent width and allows for a multitude of vehicles to be parked quite comfortably. Suitable for large vehicles.

FRONT ENCLOSED GARDEN AREA

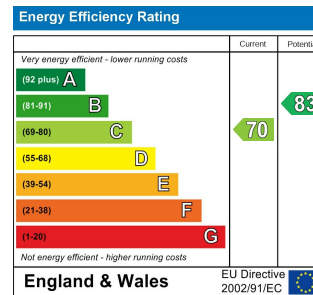
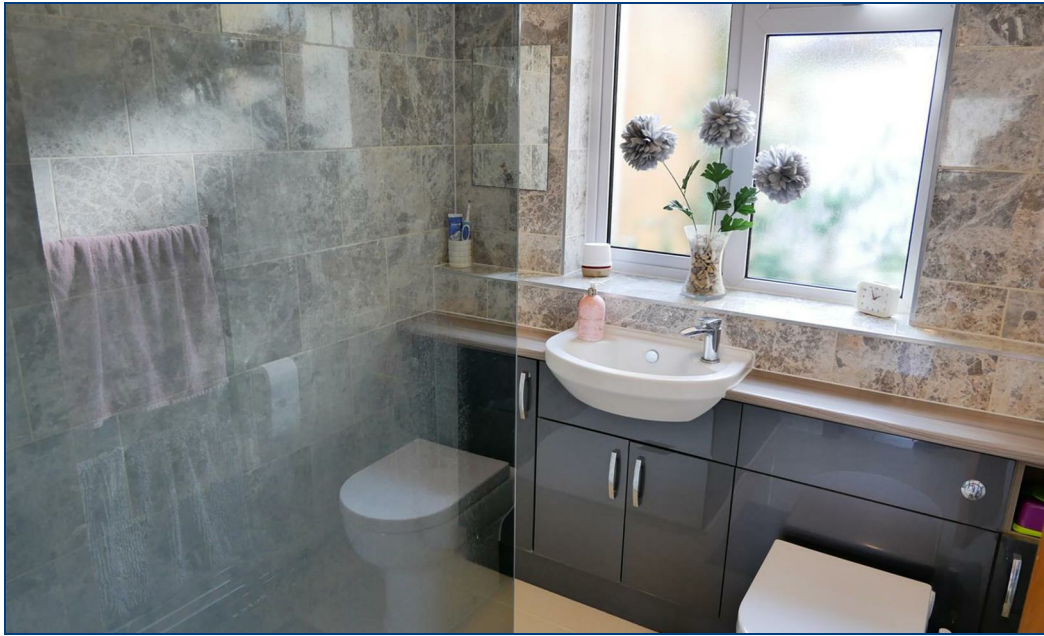
At the very front and adjacent to the drive is a sectioned garden area. Accessed by a five bar gate and it offers a storage shed.

ENCLOSED REAR GARDEN

This garden area offers great privacy and is laid out patio. It makes it ideal for outside dining, entertaining, relaxation and private sunbathing. There is access to a shed that has a window, power and light. There is a large covered area for shade. There is a rear access gate and a storage area running across the rear boundary.







Directions: For exact locaiton 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.