



**Cherhill Way, Calne**  
**£375,000**



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- NO CHAIN & VACANT POSSESSION
- THREE DOUBLE BEDROOMS
- DETACHED
- WIDE DRIVE & DETACHED GARAGE
- FITTED LIVING DINING KITCHEN
- LIVING ROOM
- BATHROOM & EN-SUITE
- ENCLOSED GARDEN
- HERITAGE COLLECTION
- GAS CH & DOUBLR GLAZED



## 16, Cherhill Way

A three double bedroom detached home occupying a lovely position on the Cherhill View development. Built in recent times in the 'Arts and Crafts' style and part of the Redrow 'Heritage Collection'. The home features a 18ft 6 x 12ft (5.64m x 3.66m) family dining kitchen that opens out onto an enclosed garden enjoying a large patio and deck for entertaining. The ground floor also offers an entrance hall, living room, laundry and a guest cloakroom. The first floor has the three bedrooms, family bathroom and en-suite to the master. Gas centrally heated and double glazed. There is a 12ft (3.66m) wide drive for three vehicles, a generous garage and parkland areas close by. The home is on the doorstep of idyllic country walks.



## LOCATION

The home is placed on the Cherhill View development and on the edge of the Quemerford area of Calne. Close to some of the most beautiful countryside Wiltshire has to offer. The development has areas of parkland and is in the main featuring homes of the Redrow 'Heritage Collection'. The area is placed close to the Atwell Motor Museum and country walks are on the doorstep.

## ACCESS & AREAS CLOSE BY

Travelling 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 that is steeped in history and the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal. Southerly routes lead to Salisbury and the coast.

## THE HOME

Outlined in a little more detail as follows;

### ENTRANCE HALL

Doors to the living room, guest cloakroom and to the dining kitchen. Under stairs store. Stairs to the first floor.

### GUEST CLOAKROOM

Water closet and a corner wash basin. Window with privacy glass.

### FAMILY DINING KITCHEN

**18'6 x 12' (5.64m x 3.66m)**

The room is arranged to offer space for a large dining table, chairs, sofa and further furniture if required. There is a generous selection of fitted wall and floor cabinets with granite work surfaces. Inset gas hob and hood over. Double oven. Integrated dish washer and fridge freezer. A windows look out onto the rear garden. French doors open onto the garden and expand the living space in fine weather.

### LAUNDRY CUPBOARD

Plumbing for a washing machine and the ability to stack a dryer above.

### FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Access to the loft. Balustrade and a window to the side. Store cupboard and a cupboard housing the gas central heating boiler.

### MASTER BEDROOM

**11'10 x 11'3 (3.61m x 3.43m)**

Built-in double wardrobe. There is room for a super king size bed and extra furniture. Window to the front. Access to the master en-suite.

### LIVING ROOM

**15'6 x 11'4 (4.72m x 3.45m)**

A window looks out to the front garden. There is room for a number of sofas and further items of living room furniture.

### MASTER EN-SUITE

Walk-in double shower with glass door. Water closet and a pedestal wash basin. Chrome towel rail radiator. Window with privacy glass.

### BEDROOM TWO

**11'6 x 11' (3.51m x 3.35m)**

A window views out over the rear garden. There is room for a super king size bed and extra furniture.

### BEDROOM THREE

A window views out over the rear garden. There is room for a double bed and further items of bedroom furniture.

### BATHROOM

Window with privacy glass. Panel enclosed bath with screen and shower over. Water closet and pedestal wash basin.

### FRONT GARDEN

Shingled garden area. Storm awning over the front access door.

### SIDE DRIVE

**12' width approx (3.66m width approx)**

A wide side drive leads down to the garage and gate to the rear garden. There is parking for three vehicles comfortably.

### GARAGE

**20' x 11'2 (6.10m x 3.40m)**

Power and light. Up and over door vehicle access. The eaves offer future storage potential.

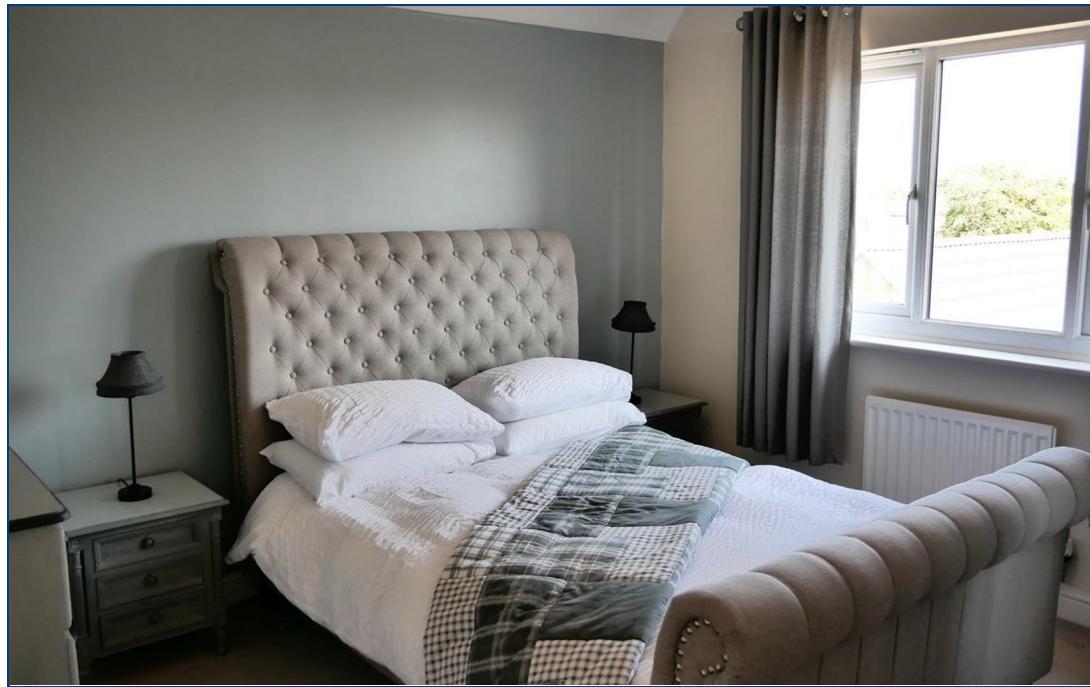
### REAR GARDEN

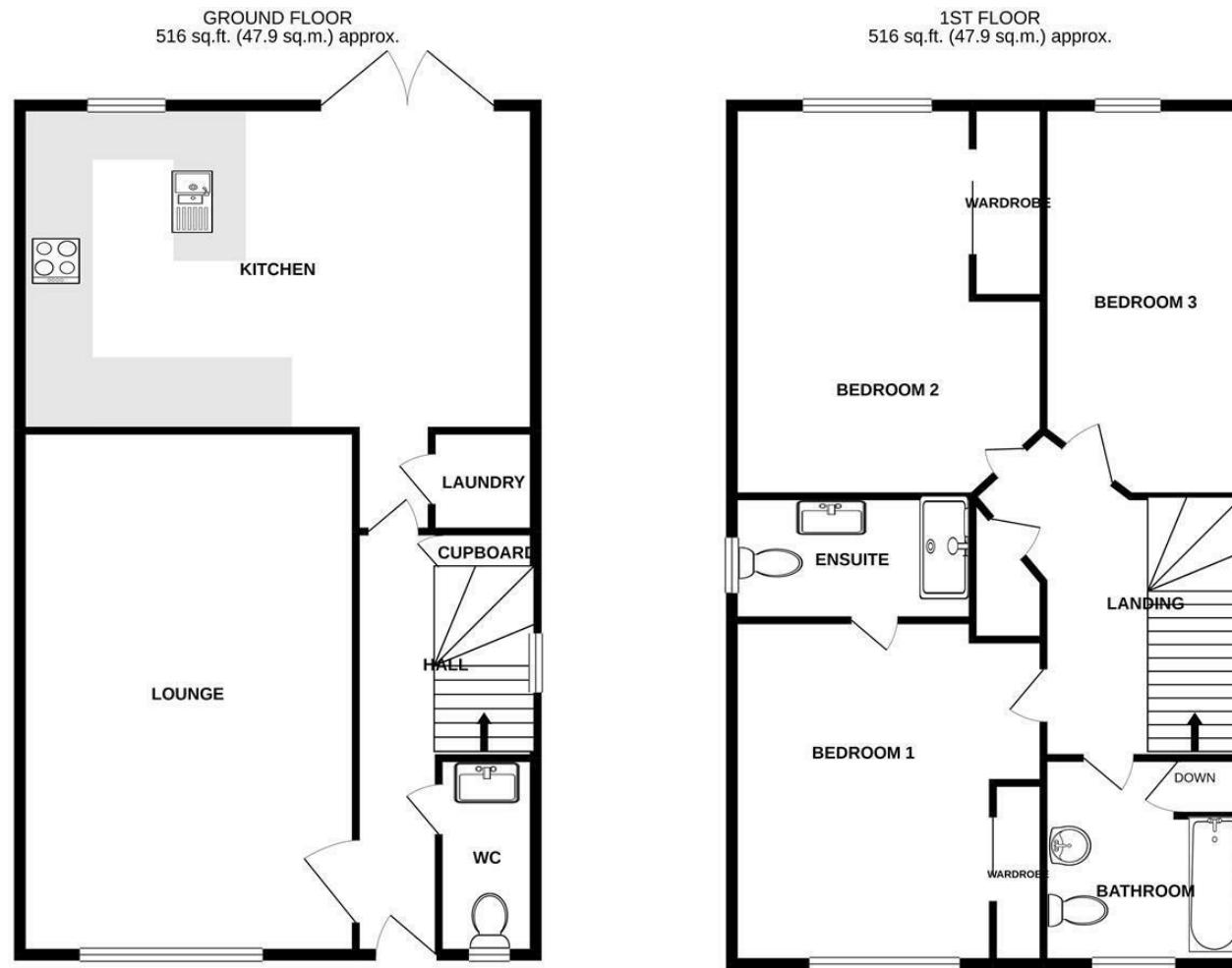
There is a deep patio area adjacent to the home for outside dining and entertaining. There is a generous raised deck area behind the garage that offers a further place for lounging and entertaining. The garden is enclosed and has a flat lawn also.

### NOTE

there is an estate charge which we believe is £375 pa.







**TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.**

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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