



**8 Elm Grove, Calne, SN11 0FE**

**£529,000**

Located within a private development, only half a mile from both the High Street and Kingsbury Green Academy Secondary school this beautifully presented four bedroom detached home built in 2009 has much to offer. With a depth of quality throughout, key features include; Limestone flooring, wood burning stove with Oak mantle and Slate Hearth, bi-folding doors opening the rear of the house to the garden, Rangemaster Toledo cooker and refitted en suite with walk in double shower and twin sinks to name a few. VIEWING ADVISED.

## 8 Elm Grove

Turning off of the road and onto the private driveway you immediately have a feel of grandeur with well-kept gardens surrounding you as the driveway leads to the front of the home.

Stepping into the hallway, you are welcomed by an impressive Limestone floor that runs throughout the majority of the ground floor. There is a doorway to the well appointed cloakroom, under the stairs cupboard, stairs leading to the first floor and doorways leading to the kitchen and sitting room.

The generous sitting room has a bay window to the front, woodburning stove with oak mantle, slate hearth and double doors opening into the kitchen/dining room.

Once again the Limestone flooring is laid throughout the kitchen and utility room with a range of floor and wall mounted units with Granite surfaces, breakfast island with barstool seating, Integral appliances including a Rangemaster Toledo with five gas rings, hot plate, two ovens, a grill and pan drawer, space for a family sized dining table and chairs, bi-folding doors opening onto the garden and a doorway into the utility room which provides plumbing for a washing machine, space for further appliance and the wall mounted gas fire boiler.

On the first floor there are four well sized bedrooms. Bedroom one to the front of the property has fitted wardrobes and door leading to the refitted ensuite with walk-in shower, twin sinks with vanity storage and toilet.

Bedrooms two and four are located at the rear of the property overlooking the garden both double rooms once again have fitted wardrobes. Bedroom three is located at the front of the house with built-in storage cupboard.

The family bathroom with double glazed window to the side is partially tiled with toilet wash hand basin bath, shower screen and shower over.

To the rear of the property the well-appointed and established gardens offer areas of lawn and patio with mature shrub, plant and tree borders, gated side access to the driveway with a space for two cars and personal door into the rear of the garage which has power light and an up and over door to the front.

A viewing of this home is strongly advised to fully

appreciate the private nature of its setting, whilst also being hugely convenient for access in and out of the Town and for the secondary school.

A home we believe you can move into and start living straight away!

### Entrance Hall



### Cloakroom



### Sitting Room





**Kitchen/Dining Room**



**Utility Room**



**Landing**

**Bedroom One**



**En Suite**



### Bedroom Two



### Family Bathroom



### Bedroom Three



### Gardens



### Bedroom Four



### Garage

### Driveway

### Tenure

We are advised by the .gov website that the property is Freehold. There is an annual charge of £140 for the upkeep of the private road.

### Council Tax

We are advised by the .Gov website that the property is band E.

# Floor Plan



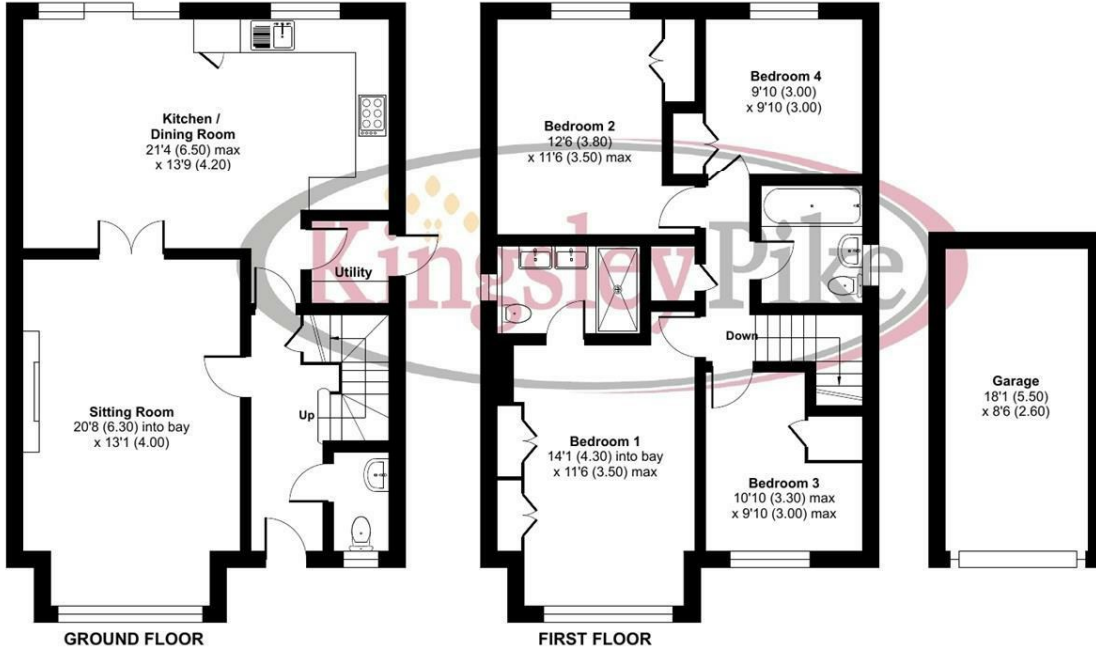
## Elm Grove, Calne, SN1

Approximate Area = 1452 sq ft / 134.8 sq m

Garage = 154 sq ft / 14.3 sq m

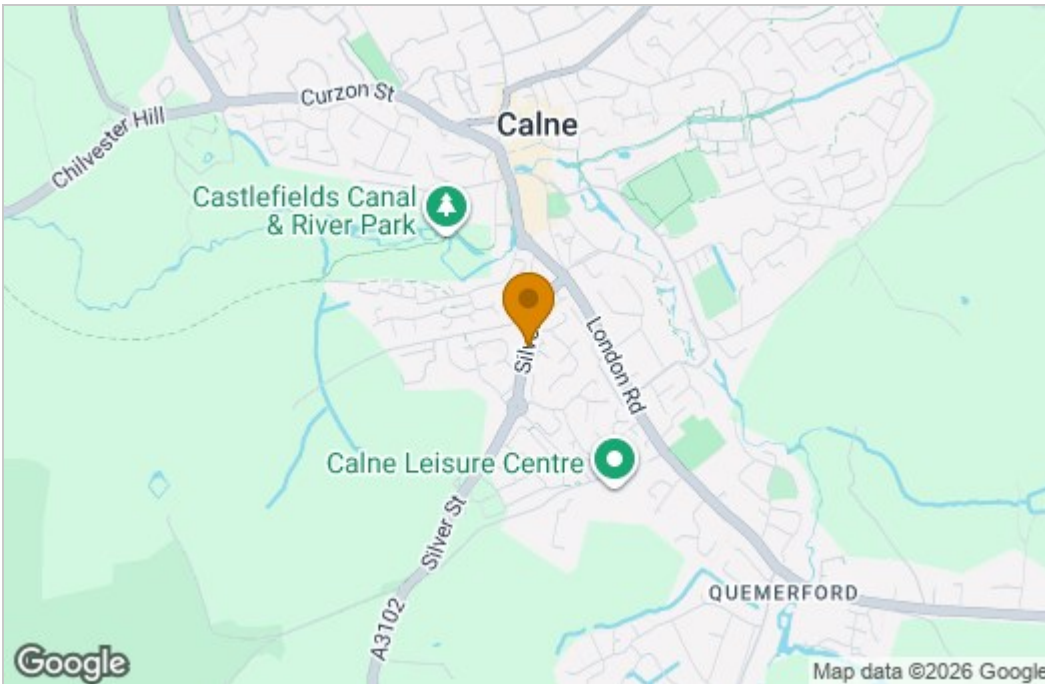
Total = 1606 sq ft / 149.1 sq m

For identification only - Not to scale

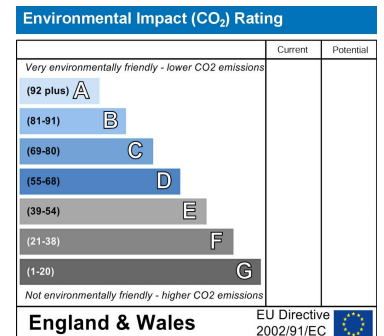
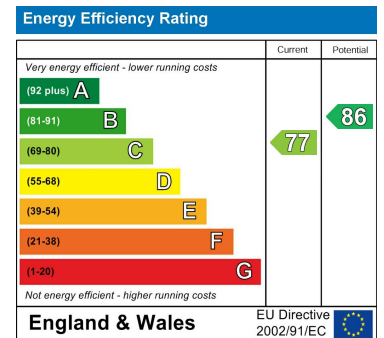


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1287356

# Area Map



# Energy Efficiency Graph



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