



**Quemerford, Calne**  
**Asking Price £599,950**





Spectacular! This quality home has a countryside boundary and accommodation that boasts six bedrooms that includes a 19 ft x 15 ft master bedroom. The gardens are landscaped and embrace the stream boundary with waterfall and pond features. The ground floor gives you excellent space to live and entertain. There is a 25 ft x 17 ft living dining kitchen, a 18 ft x 12 ft living room, a 16 ft x 12 ft family room and a conservatory. The ground floor has a guest cloakroom, utility boot room and stone floor halls. Three en- suites and a family bathroom complement the bedrooms and there are wardrobes to the majority. Outside you are greeted by a sweeping gravel drive that leads to a converted garage. The gardens offer lawns, stream side decks and patios giving you numerous places to entertain, relax and play. Features include double glazing, gas central heating, stone and wood floors.



THE AREA

The home is placed in the Quemerford area of Calne close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel 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.

THE HOME

A brief outline of the home is as follows:

ENTRANCE HALL

From here there is access to the family room and the living dining kitchen

LIVING DINING KITCHEN

25' x 17' (7.62m x 5.18m)

A breath taking room that is organised for interaction with natural areas to dine, relax and entertain. There is a window to the front, a bay window plus French doors open out onto a deck that extends the living space in fine weather. There is a stone floor with under floor heating (water piped). Door to the inner hall. This space is outlined as follows:

KITCHEN AREA

The kitchen breakfast area is planned with both the 'Cook' and entertaining in mind. There is a selection of bespoke fitted 'Moore & Bradfield' wall and floor cabinets with granite work surfaces. Centrally there is an island that has a granite top plus a circular solid wood extension to allow for bar stools. Space has been allowed for an American-style fridge freezer and a dishwasher. Built-in electric oven. The feature of this area is a 'Range Cooker' with fireplace style surround. Set into the work surface are two bowls with mixer tap above.

LIVING DINING AREA

This dual aspect area can happily accommodate a large dining table with chairs, sofa and further furniture.

INNER HALL

From here doors give access to the living room, family room, guest cloakroom, kitchen and rear lobby. Stairs rise up to the first floor. There are areas for display furniture. Limestone floor.

GUEST CLOAKROOM

5'4 x 4'1 (1.63m x 1.24m)

Water closet and a wash hand basin.

LIVING ROOM

18'3 x 12' (5.56m x 3.66m)

The room has a dual aspect with two windows to the side that have leaded light and patio doors to the conservatory. Wood floor. The focal point of the room is a stone fire surround. The living room can happily accommodate a number of sofas and further living room furniture.

CONSERVATORY

13' x 9'9 (3.96m x 2.97m)

Windows to three sides mean that this room enjoys lovely views over the gardens. There is a vaulted ceiling and a limestone floor. French doors open out onto the large rear patio. Underfloor heating (electric).

FAMILY ROOM

16' x 12' (4.88m x 3.66m)

A generous room with a window to the side. This room is another generous size and offers multiple uses. There is access from here to the entrance hall through French doors and the inner hall.

REAR LOBBY

There is access to the utility boot room and glazed French doors to the rear patio. Limestone floor.

UTILITY BOOT ROOM

There is a good selection of fitted cupboards and cabinets. Wood worktop with inset Butler style sink. One cupboard is organised for laundry with plumbing for washing machine and space for a dryer. Stone floor.

FIRST FLOOR LANDING

There is access to bedroom six and the inner landing. A window gives a view out over the rear garden.

BEDROOM SIX/STUDY

9' x 6'2 (2.74m x 1.88m)

This bedroom is a single bedroom of good size. It would also make an ideal study. A window gives a garden view.

INNER LANDING

Doors offer access to the first floor remaining bedrooms and the family bathroom. A balustrade staircase leads up to the master bedroom floor. There is room for display furniture.

BEDROOM TWO

16'6 x 10'7 (5.03m x 3.23m)

Placed to the far side of the house, there is a high vaulted ceiling and a dual aspect from windows to both front and rear. There is room for super king-size bed and further bedroom furniture. Access to the en-suite.

BEDROOM TWO EN-SUITE

6'1 x 5'4 (1.85m x 1.63m)

Double shower with shaped screen, water closet and wash basin. Tile floor and tile finishes. Window with privacy glass.

BEDROOM THREE

12'2 x 8'9 (3.71m x 2.67m)

The third bedroom again offers space for a double bed and further furniture. Wood floor and built-in wardrobes. Access to en-suite.

BEDROOM THREE EN-SUITE

6'6 x 3'9 (1.98m x 1.14m)

Shower cubicle, water closet and wash basin set into vanity. Dresser mirror with light and feature chrome towel rail radiator.

BEDROOM FOUR

13'7 x 9'3 (4.14m x 2.82m)

This bedroom is also double room with space for a double bed and extra furniture to complement. Built-in wardrobe and a window offers a view to the front. Wood floor.

BEDROOM FIVE

10'5 x 9'6 (3.18m x 2.90m)

A window offers a view out to the rear and there is space for a double bed and extra furniture. Wood floor.

FAMILY BATHROOM

8'6 x 7'6 (2.59m x 2.29m)

The family bathroom is of a good size. There is a large fitted mirror and a selection of fitted cabinets with the wash basin and water closet inset. A panel enclosed bath has a shaped shower screen and shower over. Tile floor and tile finishes.

TOP FLOOR

This floor is arranged as the master floor level.

MASTER BEDROOM

19' x 15'4 (5.79m x 4.67m)

An expensive dual aspect room with windows that give far-reaching views to both front and rear. There is a reclaimed oak floor and a selection of under eaves cupboards. There are two sets of built-in reclaimed oak wardrobes and access to the en-suite. The room can accommodate a super king-size bed, extra furnishing and sofa.

MASTER EN--SUITE

8'10 x 7' (2.69m x 2.13m)

The suite features a wide basin set into a tiled vanity with display shelving. Water closet with concealed cistern and a double walk-in shower. There is a period style towel rail radiator, tile floor, tile finishes and tile shelf display. Window with privacy glass.

EXTERIOR

The exterior grounds of the home offer many areas of differing character and a brief outline follows:

GATED GRAVEL DRIVE & PARKING

The the home has a gated entrance onto a shaped gravel drive. The drive can accommodate numerous vehicles and allows for vehicle turning. From here there is access to the front door, the gardens and the converted garage.

CONVERTED GARAGE

20'6 x 9'10 (6.25m x 3.00m)

At present the garage has been split into two spaces. From the rear patio a door gives access into the area of around 9'9 x 7'. There is a window and a door into the second area. A stainless steel sink and drainer is set into a cabinet. The second space offers an area of around 13'4 x 9'9. This area has built-in wall cabinets. The converted garage could make an ideal place for home working or hobby.

SIDE DECK & GARDEN

To the side of the home is a deck area that is accessed from the living dining kitchen. It has views over both the front and rear gardens. There is a shaped lawn that runs down the side of the home and there is an aspect over a pond area. There is a good selection of ornamental plants and there is a small tree. This garden leads to the remainder of the outside space and there are a number of feature areas as follows:

STREAM SIDE PATIO

The large shaped patio area is placed adjacent to the stream and views over the majority of the garden. Is a wonderful place to entertain, outside dine or just relax.

PERGOLA PATIO

The stream side patio leads on to a further patio area that has the feature of a pergola. Again down below stream and there is a view over the remainder of the garden.

WATERFALL DECK

Placed high above the stream on stilts is a deck area with balustrade surround. This is yet another place to retreat and relax.

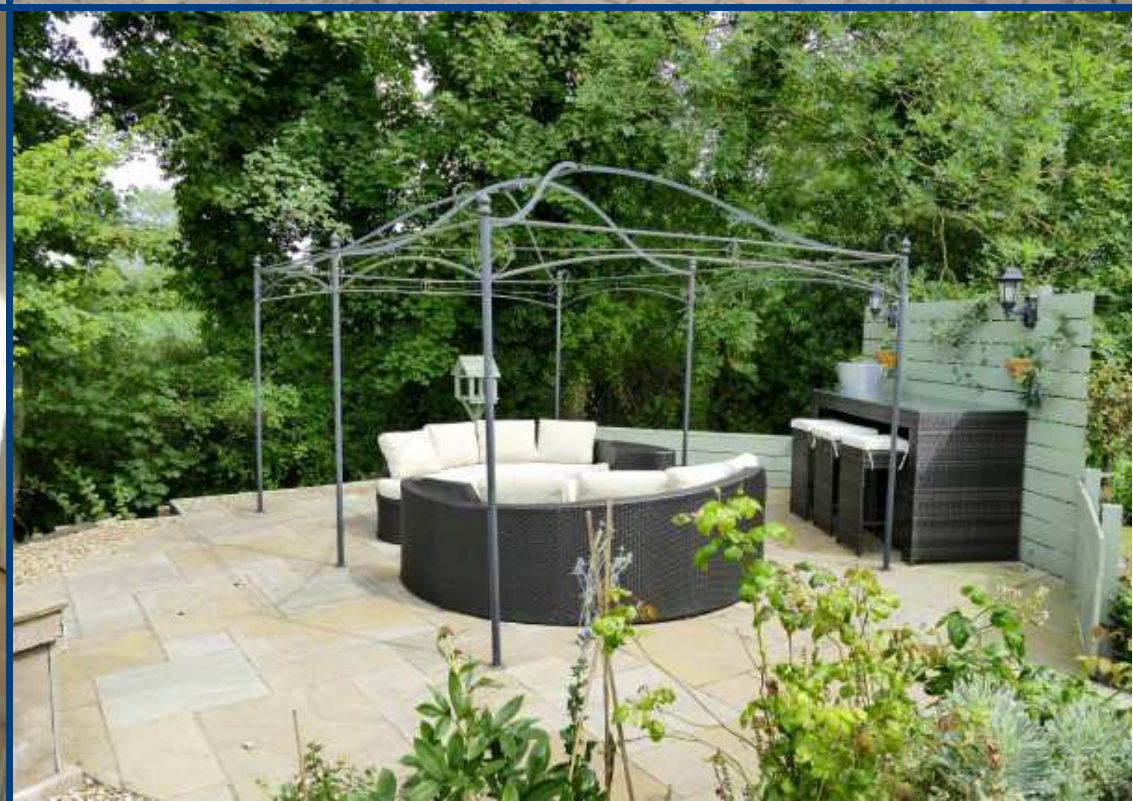
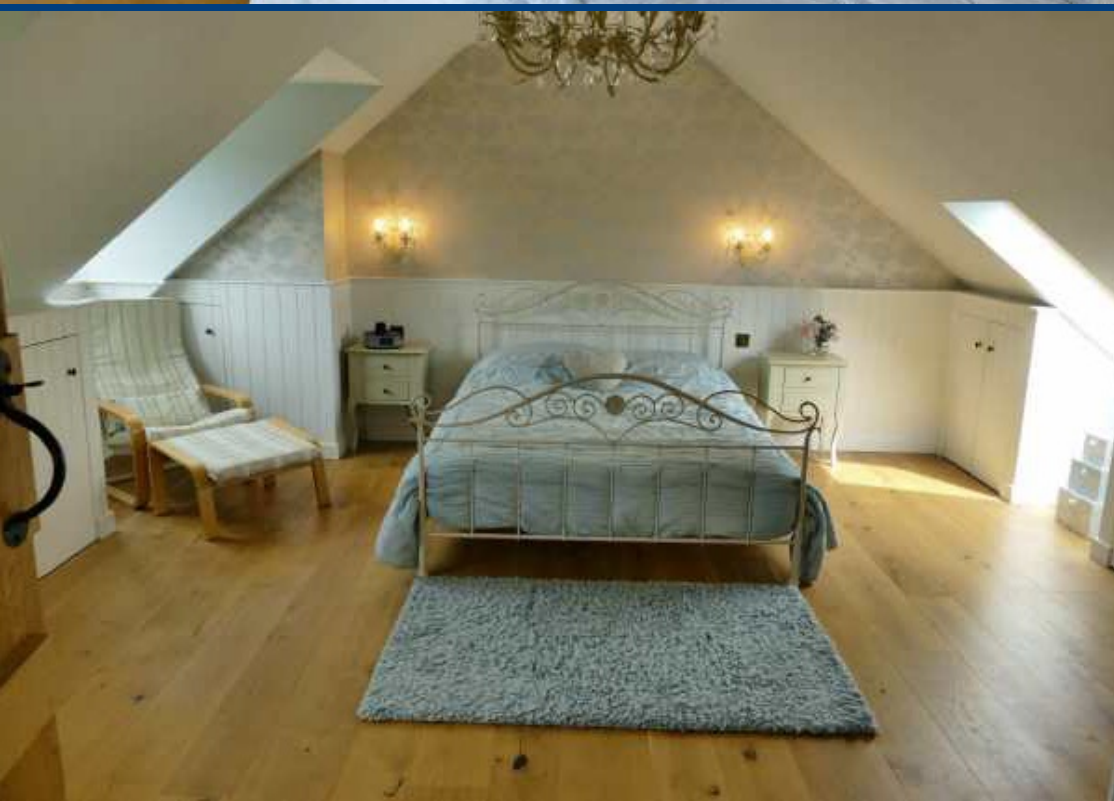
REAR GARDEN & PATIO

To the rear of the home is a very large patio area that has access from the conservatory and rear lobby. This patio can accommodate a large amount of outside furniture for both dining, relaxing and entertaining. From the patio step down onto a wide lawn which is ideal for recreation. From this garden there is the backdrop of countryside.

EXTRA GARDEN

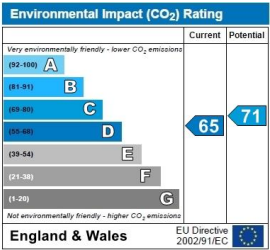
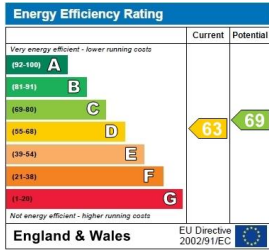
Behind the rear garden is an extra garden with stream side boundary. This section of garden has not been landscaped but could make future cultivation area.











**Directions:** For exact location contact Butfield Breach on 01249 821110.