



26 Lake View, Calne
Guide Price £675,000

A home that is placed in a magnificent location with far reaching countryside views, The home has large living spaces that are filled with quality and are organised to match the living expectations of today. The living room with Inglenook, dining room and large luxury kitchen all connect to create a very special environment. A 'Grande' staircase leads to a gallery landing with a large arched countryside viewing window. The ground floor includes two further receptions, a formal hall, cloakroom and utility. There are five bedrooms complemented by two en-suites and a bathroom. The master also has dressing. Outside electric gates take you to a six vehicle drive and double garage. The gardens are organised for those with a busy lifestyle, relaxation and entertaining in mind. There is a countryside view deck and a landscaped garden with woodland backdrop. There is double glazing and gas central heating.



An outline of the home and surrounding area is as follows:

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

The home is placed on a residential development of predominantly detached homes. The development features a converted Mill and garden squares. A footbridge takes you across the river to country walks.

OPEN PORCH

A wide open porch leads to the reception hall.

RECEPTION HALL

18' x 12'6 (5.49m x 3.81m)

A staircase rises to the first floor gallery. There is access to the living room, dining kitchen, dining room, study/office and guest cloakroom. There is also a walk in store of around 6 ft 6 x 2 ft 6.

GUEST CLOAKROOM

5'3 x 4'6 (1.60m x 1.37m)

Water closet and wash basin. Extractor fan.

STUDY/OFFICE

13' x 7'6 (3.96m x 2.29m)

Two windows give a view out to the front. The room offers a generous space for study or could be used as a family room.

FAMILY ROOM

13' x 10' (3.96m x 3.05m)

This room also has two windows that have views to the front. This room could be a family room, another separate study or an extra private living room.

LIVING ROOM

18'8 x 12'9 (5.69m x 3.89m)

The focal point of the room is an Inglenook fire place of around 7'10 x 2'11 (2.39m x .89m). French doors open onto the rear garden and windows view out also. The Inglenook has two windows giving the room a dual aspect. There is a wide opening to the dining area enhancing the feeling of space. There is room for a number of sofas and further furniture. Wood effect floor.

DINING ROOM

13'3 x 10'6 (4.04m x 3.20m)

The dining room has wide openings to the living room and the large fitted kitchen. This allows interaction between both these rooms and a

wonderful open flow. A window looks out onto the rear garden. There is space for a large dining table, chairs and further furniture. A ceramic tile floor runs through to the kitchen giving an impressive reflective effect.

LARGE TRIPLE ASPECT KITCHEN

17'9 x 12' (5.41m x 3.66m)

This room has windows to three sides and French doors that open to the garden. The kitchen is designed to follow the theme of interaction. There is a wide selection of fitted cabinets with work surfaces. A long island unit allows for bar stools. This unit has an electric hob with contemporary inset extractor, inset sink and a wine cooler. The kitchen also includes two electric ovens and a dish washer. There is a door to the utility.

UTILITY ROOM

8'6 x 5'2 (2.59m x 1.57m)

There is a fitted floor cabinet and sink unit. Plumbing for a washing machine and space for a fridge freezer. Door to the side drive.

FOUR SIDED GALLERY LANDING

18'4 x 12'6 including staircase (5.59m x 3.81m including staircase)

A spectacular landing with high ceiling. At one end is a seating area and a large arched window. This window offers the most superb views out over countryside. The gallery looks down over the reception hall. Doors lead to the bedrooms and main bathroom.

MASTER BEDROOM LOBBY

This opens to the master bedroom.

MASTER BEDROOM

19'6 x 16'10 maximum including en-suite (5.94m x 5.13m maximum including en-suite)

The bedroom is arranged to offer two distinct areas. The first area as you enter the room is organised to give space for a super king bed. A wide opening leads to a sitting/dressing room space. There is room for wardrobes, sofa and further furniture. Two windows view out over the rear garden and woodland beyond. A door leads to the en-suite. Wood effect floor.

MASTER EN-SUITE

8'10 x 7'7 (2.69m x 2.31m)

Window with privacy glass. Panel enclosed bath with mixer taps, water closet, pedestal wash basin and a double shower cubicle. Tile finishes to both the walls and floor.

BEDROOM TWO

13' x 9'3 (3.96m x 2.82m)

Two windows offer a view to the front out over countryside. There is room for a large double bed and extra furniture. Built in wardrobes and access to the guest en-suite.

GUEST EN-SUITE

7'9 x 6' maximum (2.36m x 1.83m maximum)

Double shower cubicle, pedestal wash basin and a water closet. Tile finishes and a window with privacy glass.

BEDROOM THREE

13'10 x 8'10 including wardrobe (4.22m x 2.69m including wardrobe)

Two windows look out to the front and there are built in wardrobes. There is room for a large double bed and extra furniture. This room also enjoys far reaching countryside views.

BEDROOM FOUR

10'7 x 9'5 plus wardrobe (3.23m x 2.87m plus wardrobe)

This room offers a view over the rear garden and woodland beyond. Built in wardrobe. Room for a double bed and extra furniture.

BEDROOM FIVE

10'6 x 7'9 (3.20m x 2.36m)

The final bedroom is a generous single room and has a view over the rear garden and woodland. There is a built in wardrobe. A small double bed could be accommodated. This room could also make an alternative study room.

FAMILY BATHROOM

8'10 x 6'6 maximum (2.69m x 1.98m maximum)

There is a window with privacy glass and tile finishes. The suite offers a shower cubicle, panel enclosed bath with mixer taps and shower attachment, water closet a pedestal wash basin.

EXTERIOR

The plot is accessed through large electric double gates.

THE DRIVE

The drive sweeps down the side of the home and leads to the double garage. The drive can happily accommodate around six large vehicles. From the drive there is access to the double garage, a gate to the rear garden and steps up to the front viewing deck.

COUNTRY VIEW DECK

In front of the home is a large deck area that takes in views out over countryside. There is room for outside furniture and there are steps down to the front door. There is a stone wall boundary to the front. A really nice place to relax and is an area of good privacy.

REAR ENCLOSED GARDEN

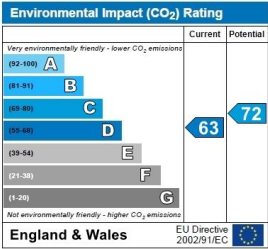
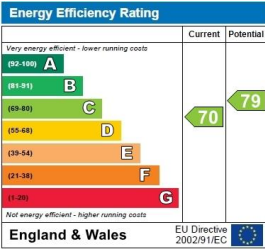
The garden is enclosed and has a woodland backdrop. It is arranged for ease of maintenance, especially for those who have a busy life style. Centrally there is a lawn of artificial grass. This is surrounded by deck areas. The decks offer excellent areas for entertaining, relaxing and outside dining. Behind the garage is a fenced off area that has a roofed pergola. It offers a pleasant retreat and a place for a hot tub for example.

DOUBLE GARAGE

The garage is entered from the drive via two up and over doors. There is a glazed door to the rear garden. Power and light. The eaves offers storage opportunities.







Directions: