



Lake View, Calne
Asking Price £650,000



WELL PRESENTED! A magnificent five bedroom detached family home on the popular development, Lake View, situated on the outskirts of the town. With perfect views across to a wildlife conservation area, this is an impressive double fronted home which is in immaculate condition and filled with quality fittings throughout. Internally the home offers fantastic living and sleeping accommodation. The ground floor consists of a living room with Inglenook and working log burner, family room with bay window, exquisite living dining kitchen, utility room, cloakroom and large welcoming entrance hall. A grand staircase leads to a gallery landing with a balcony which views out the front of the home. There are five double bedrooms complemented by two en-suites and family bathroom. Externally, gates take you to a four vehicle drive and double garage. The rear garden has been recently landscaped and is mainly lawn with patio areas and is organised for easy maintenance. Gas central heating, double glazing.



The home in further detail as follows:

INTRODUCTION

The property is part of the Lake View residential development that features a Grade II converted Mill and countryside close by. A footbridge from the development takes you over the river to idyllic country walks and there is a small play area.

THE AREA & ACSESS CLOSE BY

The home is placed in the Quemerford area of Calne close to some of the most beautiful countryside Wiltshire has to offer. 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 plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. To the south is Devizes.

THE HOME

Accommodation as follows:

ENTRANCE HALL

Upon entry to the home you come to a grand, welcoming entrance hall. The hall has ample space for display and storage furniture. A balustrade bifurcated stairs rise to the first floor accommodation. The entrance hall leads to the family room, living room, living dining kitchen and cloakroom. Beneath the stairs is a storage cupboard for outdoor foot wear. Laid with wood effect laminate flooring.

DUAL ASPECT LIVING ROOM

30' x 11'7 (9.14m x 3.53m)

A bright and spacious dual aspect room with a bay window to the front and french doors opening out to the rear garden, expanding the living space during the warmer months. The living room can accommodate multiple sofas and display furniture around an Inglenook fireplace with wood burner and dual aspect windows either-side. Finished with carpet.

FAMILY ROOM

16'9 x 14'9 (5.11m x 4.50m)

With a bay window looking out over the front of the home, across fields, which is a conservation area* is a further reception room. Currently utilised as a family room, the space can accommodate multiple sofas and further living room furniture. This room would also make a great formal dining room or home office. Finished with carpet.

CLOAKROOM

Complimenting the ground floor accommodation is a cloakroom consisting of wash basin and water closet.

LIVING DINING KITCHEN

27' x 14'2 (8.23m x 4.32m)

Stretching across the back of the home is an expansive living dining kitchen, which is bright and finished to a high standard. The space offers natural areas for cooking, dining and lounging. Multiple windows, including a bay window and french doors open out to the rear garden of the home, expanding the living space during the warmer months and creating a great space for those who like to entertain. Outlined in detail below:

KITCHEN

A luxury finished kitchen, comprising of matching modern wall and base units with quartz worktops and features a large Island with seating, shelving, cupboards and wine rack. Integrated to the kitchen there is a double chest height oven, AEG Induction hob with concealed extractor hood over, dishwasher and wine fridge. Inset in the quartz worktop is a sink and a half. There is also a water softener that is housed under the sink. A window views onto the rear garden and a door opens to the utility room. Further space can allow for an American fridge freezer.

DINING AREA AND BAY WINDOW

Adjacent to the kitchen is a natural area allowing space for a large dining table and chairs, display furniture and smaller living room furniture if desired. Glass finished French doors open to the entrance hall and further french doors open to the rear garden.

UTILITY ROOM

8'3 x 5'10 (2.51m x 1.78m)

The utility features wall and base units with an inset sink with drainer. Beneath the units space with plumbing allows for a washing machine and a tumble dryer. A door opens out the side of the home to the gated drive.

FIRST FLOOR GALLERY LANDING

A spacious balustrade gallery landing leads to all five bedrooms, family bathroom, airing cupboard and the balcony.

BALCONY

Accessed via french doors from the gallery landing, the balcony views out over an open green. A small area allows for bistro table and chairs or outdoor lounging furniture. Ideal for alfresco dining and relaxing.

MASTER BEDROOM

14'1 x 12'4 (4.29m x 3.76m)

A generous bedroom which will allow a king size bed, bedside tables and further bedroom furniture. The master has been fitted with a selection of wardrobes and a door opens to an en-suite. A window views out the front of the home across the open green.

MASTER EN-SUITE

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

Complementing the master is an recently upgraded shower room. The en-suite consists of a corner shower cubicle, vanity unit with basin and water closet. Partially tiled with a window which opens to the side of the home. A chrome heated towel rail.

BEDROOM TWO

13'9 x 12'9 (4.19m x 3.89m)

Placed to the rear of the home bedroom two will accommodate a large double bed, bedside tables and further bedroom furniture. The bedroom has the added benefit of built in wardrobes and an en-suite. A window views out over the rear garden.

BEDROOM TWO EN-SUITE

9'8 x 4'9 (2.95m x 1.45m)

A modern shower room, consisting of wash basin inset to a vanity unit, water closet and shower cubicle. The en-suite is partially tiled with a

window opening to the rear of the home.

BEDROOM THREE

12'9 x 11'6 (3.89m x 3.51m)

A window views out the front of the home across the green area. The bedroom will also accommodate a double bed, bedside tables and further bedroom furniture. The room also benefits from having built in wardrobes.

BEDROOM FOUR

12' x 10'6 (3.66m x 3.20m)

A further double bedroom which can accommodate a double bed, bedside tables and storage furniture. A window views onto the rear garden. The bedroom benefits from having built in wardrobes.

BEDROOM FIVE

10'6 x 10'10 (3.20m x 3.30m)

The fifth and final bedroom is also a double bedroom. Space allows for a double bed and further bedroom furniture. There is a built in wardrobe.

FAMILY BATHROOM

9'8 x 6'9 (2.95m x 2.06m)

A recently fitted, modern family bathroom consisting of a bath with mixer tap and shower head, large vanity with inset basin and water closet. A window with privacy glass opens to the side of the home. Tiled finishings and chrome heated towel rail.

EXTERNAL

Outlined as followed:

REAR GARDEN

A enclosed rear garden which has been recently landscaped with built in light features, perfect for those who like to entertain. Adjacent to the home is patio area and set to one corner is a further patio area which would suite a table and chairs or lounge furniture. Behind the double garage there is shed for further storage. The majority of the garden is laid to lawn ideal for children and pets. A gate gives access to the side drive of the home and a pedestrian door gives access to the garage.

FRONT GARDEN

Around the front of the home is an ornamental wall with lavender planting. A patio path leads to the front entrance of the home.

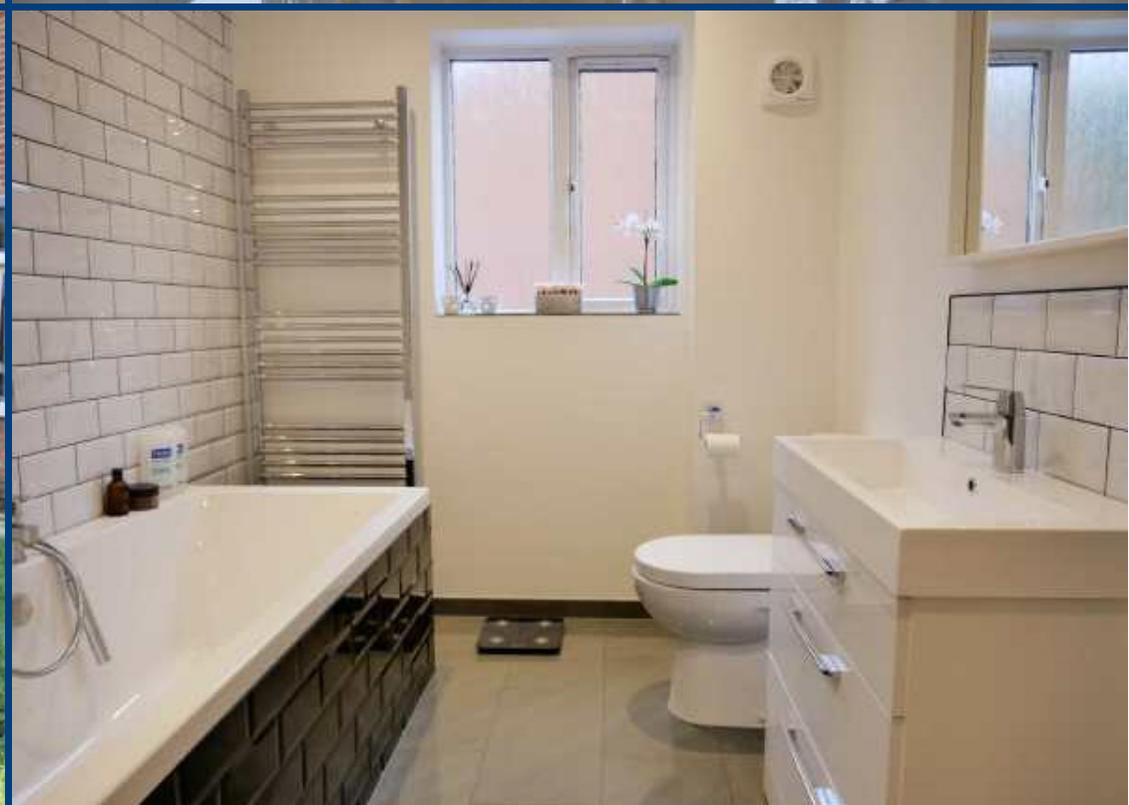
DOUBLE GARAGE

Set to the end of the private drive there is a double garage. To up and over doors gives access to the garage which has power, lighting and lofted storage. There is also a side access door which opens into the rear garden.

SIDE GATED CAR PARKING

To The side of the home is a blocked paved driveway, allowing parking for multiple vehicles behind wooden gates. From hear a gate leads to the rear garden and doors opens to the double garage and the utility room.

To arrange a viewing please call Butfield Breach on 01249 821 110







Directions: From Calne centre proceed along the A4 in an easterly direction. On entering Quemerford the local Post Office is on the left hand side. The turning for Lake View is opposite. Strictly By Appointment.
For exact location please call Butfield Breach on 01249 821 110