

4 BEDROOM DETACHED BUNGALOW | WESSINGTON PARK, SN11 | GUIDE PRICE £625,000



## DESCRIPTION

Much more than meets the eye! This wonderful four / five bedroom detached bungalow is located in a beautiful setting with stunning views of rolling gardens and open countryside to the rear. The River Marden is located at the bottom of the garden and all resting within just over a third of an acre.

Inside there is a 26ft sitting room with bay windows enjoying the views of the rear garden and a large wood burning stove, perfect for these winter nights ahead. A large dining room which opens into the sitting room creating a fantastic entertainment space. There is a light and tastefully designed kitchen / breakfast room with a separate utility room, a family bathroom, a fantastic Master bedroom also enjoying a desirable outdoor aspect with its very own dressing room and a double shower room. There are two more double bedrooms, one of which enjoys its very own en-suite and outside access and a single bedroom. Finishing off the inside there is a superb home office which could also double up as a fifth bedroom if required. Outside and to the front is ample off road parking and access to an integral garage.

The rear garden is where this property really comes to life, with its astonishing vistas, abundance of spaces to entertain guests and private areas waiting to be explored.

All in all, an incredible opportunity to acquire this highly desirable property in a prime location.

Ideally located on the sought after southern fringes of Calne within the pretty Quemerford area, the property provides excellent access to local amenities, through routes and recreational facilities. Quemerford itself provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are just over half a mile away and the National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures.





Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: E

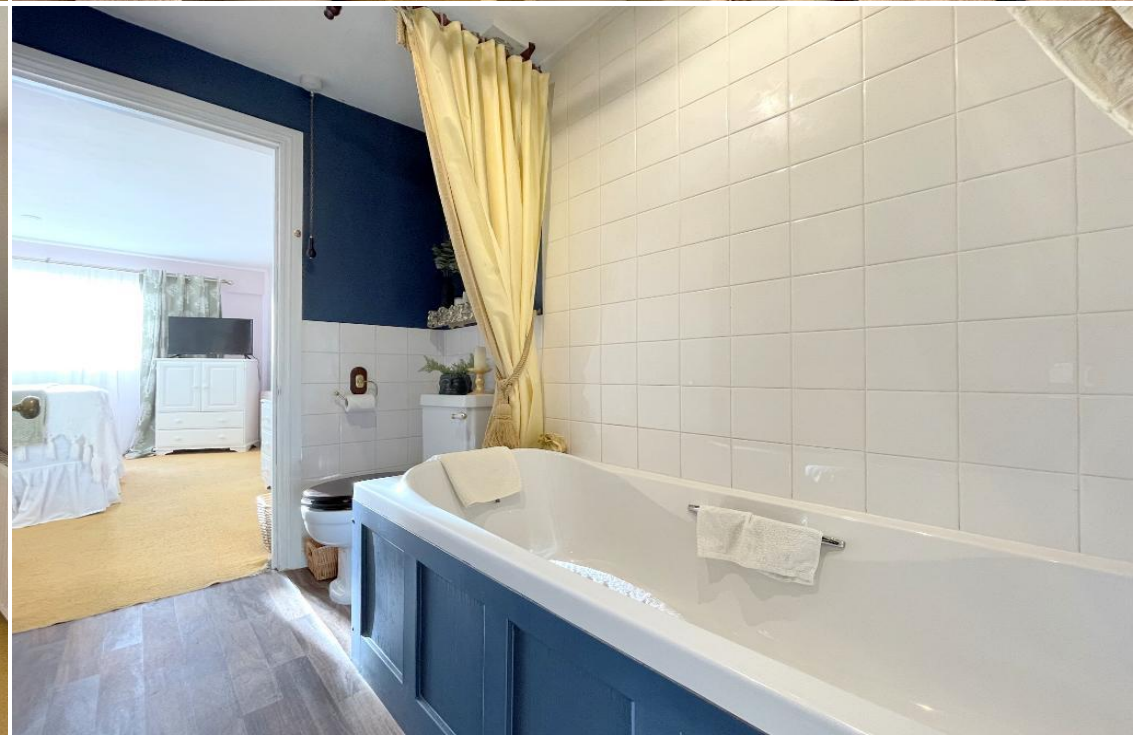
All mains services connected. Gas central heating.

## KEY FEATURES

- Detached bungalow
- Four / five bedrooms
- Wood burning stove
- Desirable kitchen / breakfast room
- Ample off road parking and garage
- Just over a third of an acre plot
- 26ft sitting room with impressive views
- Large dining room
- Separate utility
- Riverside boundary

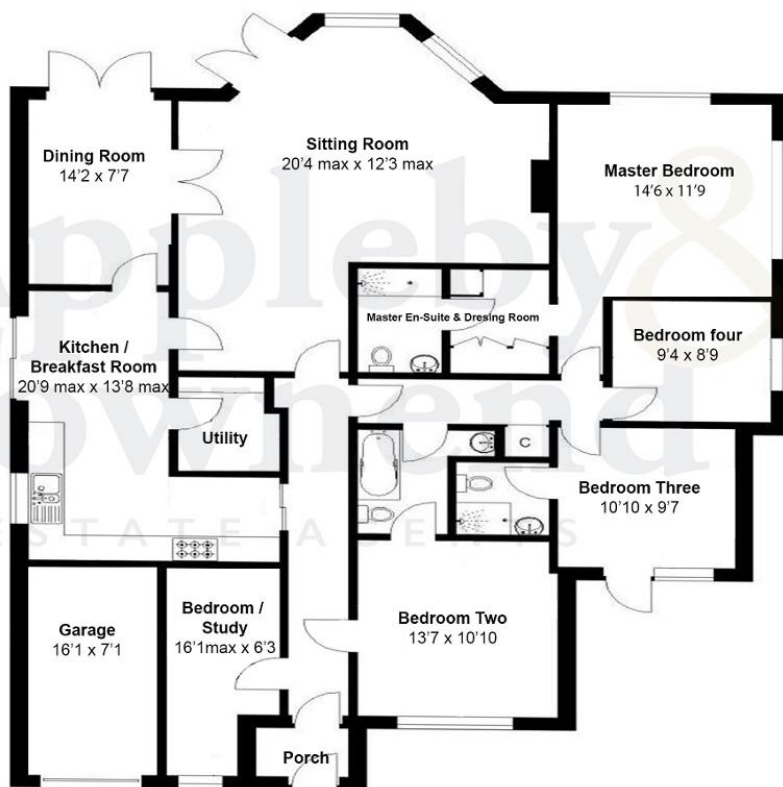






## Floor Plan

177.5 sq.m. (1911 sq.ft.) approx



Total floor area : 177.5 sq.m. (1911 sq.ft.) 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 of efficiency can be given.

## ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 81   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 43   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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