

Sold



4 BEDROOM DETACHED | CAPSTONE DRIVE, SN11 | OFFERS IN EXCESS OF £560,000

DESCRIPTION

Ideally situated in a quiet cul-de-sac location on the popular Cherhill View development, this immaculately presented four bedroom detached home which was featured on Sarah Beeny's "Renovate Don't Relocate" TV programme, was recently built by Redrow Homes to the "Cambridge" design. The accommodation briefly comprises a reception hallway with cloakroom which leads to a large sitting room to the front and a stunning open plan kitchen / dining room to the rear which proves to be the heart of this wonderful home with stylishly designed fittings and integrated appliances coupled with a light and airy, spacious dining area, ideal for entertaining. A useful utility room completes the downstairs accommodation.

Upstairs there are four bedrooms which boast a range of handcrafted built in storage, a well appointed family bathroom and en-suite facilities to the master bedroom. Externally there is a pretty lawned garden to the front with bucolic views to protected parkland, a large driveway to the side which leads to the garage and access to a beautiful landscaped rear garden which additionally provides a garden office, ideal for those wanting solitude whilst working from home.

Desirably located on the sought after southern fringes of Calne adjacent to the pretty village of Quemerford, 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 near by and the breathtaking National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures. Calne itself offers a good range of shops and amenities while a wider range of facilities can be found in the nearby towns of Chippenham (7.5 miles) which provides a mainline train service to London Paddington (1h 9mins), Devizes (7.7 miles) and Marlborough (12.5



miles).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: B

All mains services connected, gas central heating
£300 p.a. service charge for maintenance of estate

KEY FEATURES

- Modern detached family home
- Open plan kitchen / dining room
- Four bedrooms
- Ample off-road driveway parking
- Quiet cul-de-sac location
- No onward chain
- Spacious sitting room
- En-suite facilities to master bedroom
- Detached garage
- As featured on TV!





ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | 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.

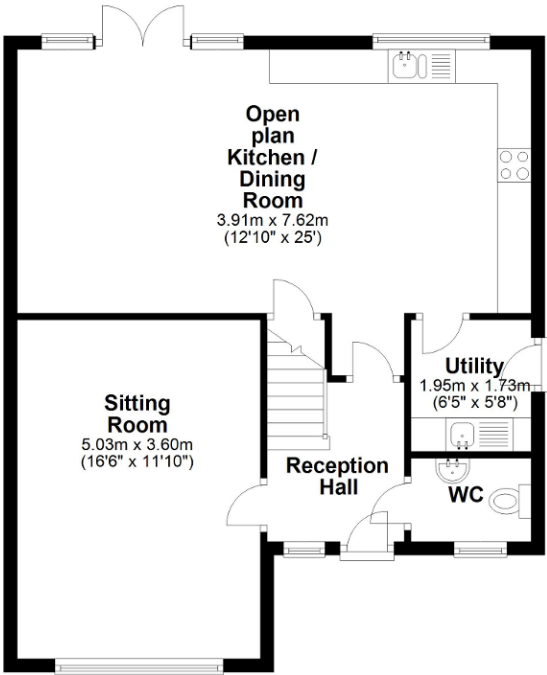
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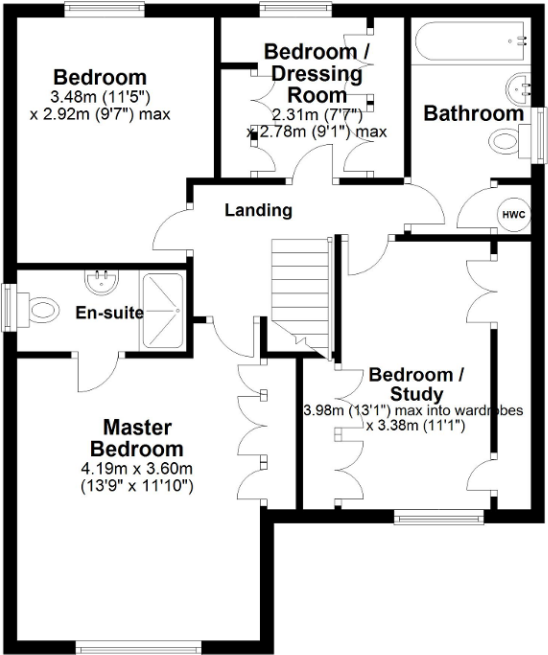
Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



Total area: approx. 123.9 sq. metres (1334.1 sq. feet)