



5 BEDROOM DETACHED | QUEMERFORD, SN11 | GUIDE PRICE £650,000

DESCRIPTION

Double bay fronted detached family home offering impeccably presented accommodation that stylishly fuses 1930's elegance with contemporary modern design. Extended to the rear and side the versatile and generously proportioned living space is currently configured to offer a reception hallway with doors to the sitting room with a feature fireplace inset with wood burning stove, family room and a stunning open plan fitted kitchen / dining room which proves to be the heart of this wonderful home offering integrated appliances and a gas aga, quarry tiled flooring and bi-fold doors from the dining area to the rear garden. A dual playroom / utility space is accessed from the kitchen and leads through to a tandem length integral garage / workshop. Upstairs, the landing is fitted with storage cupboards and provides access to five double bedrooms, playroom and study (which could also be utilised as bedrooms, a shower room and smartly presented bathroom with roll-top bath. Externally the property enjoys ample off-road parking to the front with a graveled driveway, whilst to the rear a raised flagstone patio leads to an extensive garden mainly laid to lawn, enclosed by timber fencing with a timber frame summerhouse.

Ideally 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 Klingsbury 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.

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

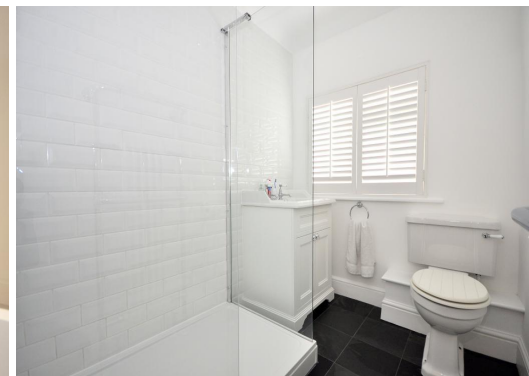


(1h 9mins), Devizes (7.7 miles) and Marlborough (12.5 miles).

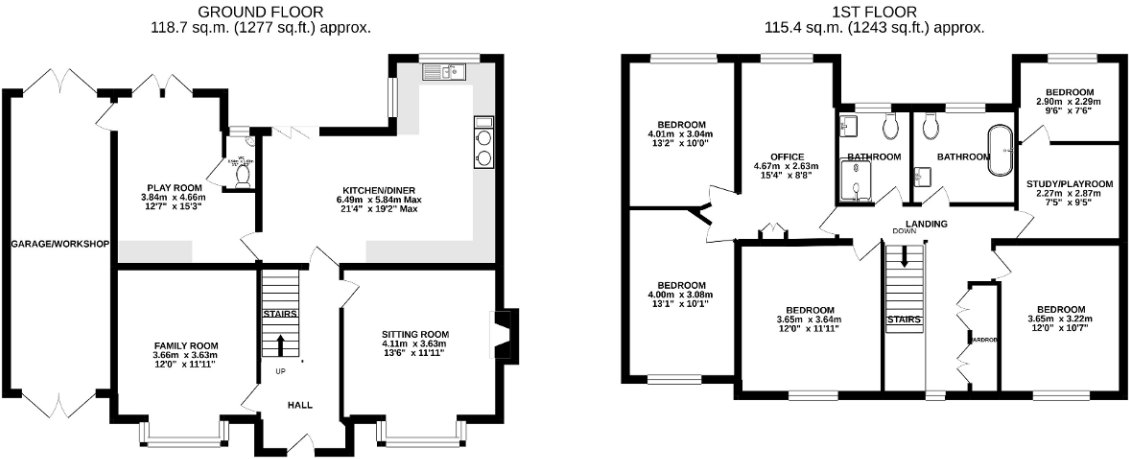
Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: F
EPC Rating: C
All mains services connected

KEY FEATURES

- Bay fronted 1930's detached family home
- Versatile accommodation
- Stunning open plan kitchen / dining room
- Well appointed bath and shower rooms
- Ample driveway parking to front
- Extended to rear and side
- Three reception rooms
- Five / Six bedrooms
- Tandem length garage / workshop
- Extensive gardens to rear







12 QUEMERFORD GROSS INTERNAL AREA 234 SQM

TOTAL FLOOR AREA : 234.1 sq.m. (2520 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 or efficiency can be given.
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ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 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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