



FABULOUS MODERN FAMILY HOME

Guide Price £539,000

Winkworth

335 QUEMERFORD, SN11, CALNE, SN11 8LD



Located between Calne and Marlborough, this lovely family property has been beautifully renovated and is now a quirky and exciting home with 2145sqft of accommodation in four bedrooms, two bathrooms, family room, fabulous kitchen, open plan dining and family room, living room, gardens and off street parking.

Modern and yet with nods to historic styles, this lovely family home has fabulous entertaining spaces both inside and out and flexible accommodation for all family dynamics. From the relaxed, elegant living room, to the modern kitchen with high gloss cabinets and integrated wine fridge, to the beautiful thatched garden seating area, this is a property in which to enjoy a relaxing winter's evening or a glorious summer al fresco dinner. The bedrooms are large and light and the ground floor master has a separate dressing room and en suite bathroom with bi-fold doors to the garden. A fabulous roll top bath in the family bathroom is the ultimate in luxury. Wooden floors, chequerboard tiles and contemporary open plan living spaces make this property unique and individual.

AT A GLANCE:

- Kitchen
- Dining Room
- Family Room
- Living Room
- Master Bedroom with Dressing room and En Suite
- Cloakroom
- Bedroom 2
- Upstairs:
- Bedroom 3 and 4
- Family Bathroom
- Extensive covered dining areas
- Hot tub under covered deck
- Brick outhouse with potential for development
- Large, gated driveway with parking for 3-4 cars.



- EPC Band C
- Mains Gas Central Heating
- Mains water/sewage
- Fully double glazed windows

LOCATION

Quemerford village lies on the edge of Calne and a short drive from the larger town of Marlborough and its famous wide High Street full of lovely independent and large chain shops, pubs, restaurants and cafes. The beautiful Cherhill downs with the iconic White Horse are close by and provide ample walking opportunities with far reaching views.

Avebury Stone Circle is also within a 10 minute drive and further afield Stonehenge can be reached in 40 minutes.

The Marlborough Downs are also nearby with the popular Ridgeway walks.

Quemerford itself benefits from a good local supermarket, and in Calne is a large Tesco and Sainsbury with a Waitrose in Marlborough as well as a cinema.

Schooling in the area is also excellent with St Margaret's and St Mary's Calne in the private sector, Holy Trinity CofE Academy, Fynamore Primary and Kingsbury Green Academy all close by in the State Sector.

There are good bus services locally between Calne and Marlborough. Chippenham Station (approx 25 minutes drive) has regular mainline services to London (Paddington approx 70 mins) and west towards Bath and Bristol.

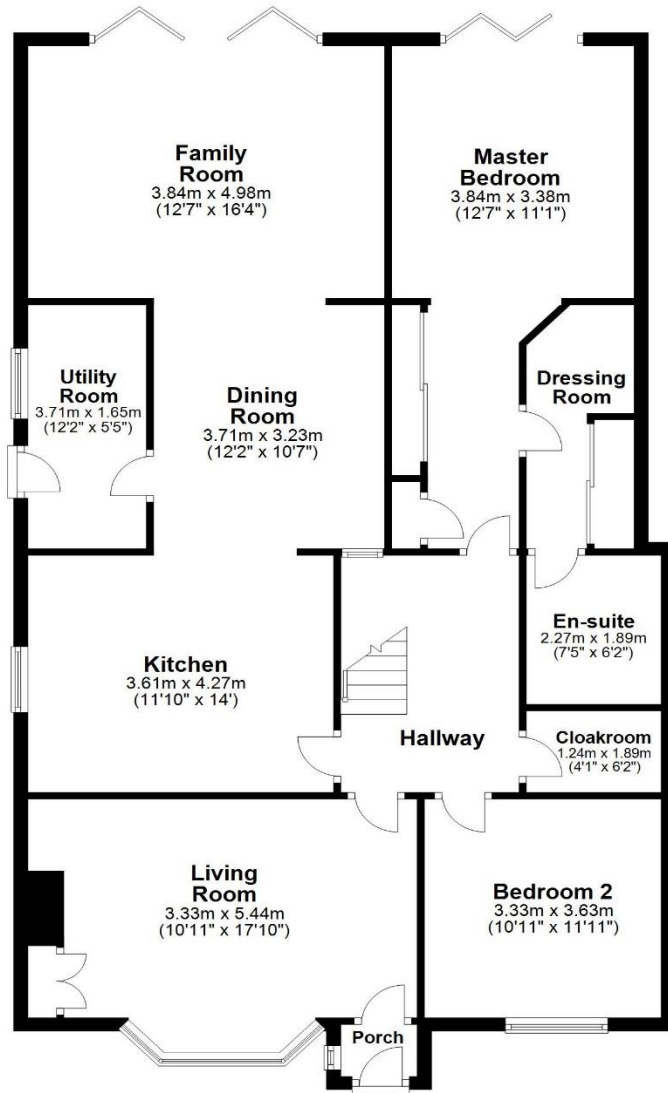
DIRECTIONS

From our offices in Marlborough head south towards the College and follow the road round to the right, under the College bridge and head towards Calne and Devizes. After approx 7 miles take the second exit off the Beckhampton roundabout following signs to the A4 Calne. Continue along this road for approximately 4 miles and as you enter the outskirts of Calne, the property can be found on the right hand side just after the turning left to Stockley and Heddington.



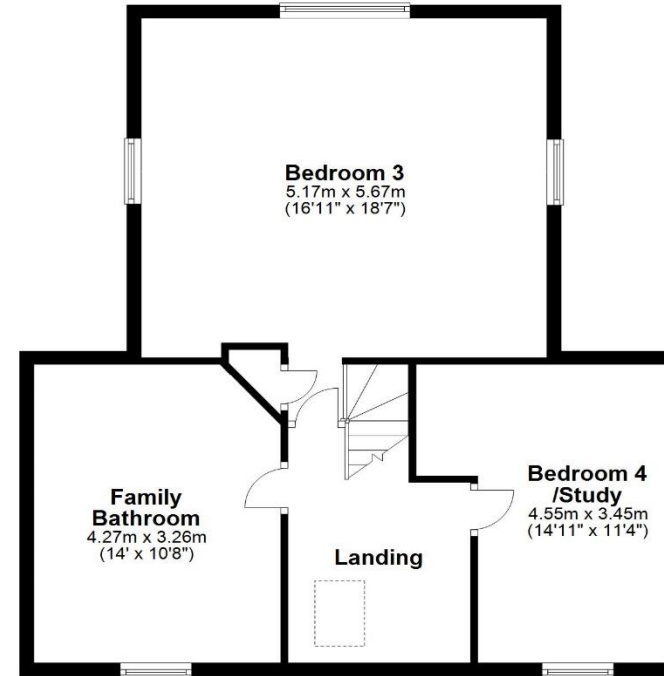
Ground Floor

Approx. 129.2 sq. metres (1391.0 sq. feet)



First Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



Total area: approx. 201.4 sq. metres (2167.9 sq. feet)

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

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