



LAKE VIEW, QUEMERFORD,  
CALNE

Carter Jonas



## 25 LAKE VIEW, CALNE, SN11 8JA

### AMENITIES

- Five bedrooms
- Three bathrooms
- Four reception rooms
- Double garage
- Town location
- Garden
- 2249 square feet
- No onward chain

### SITUATION

25 Lake View is in a quiet cul-de-sac in Quemerford just on the outskirts of Calne. Calne itself provides a comprehensive range of amenities including a choice of shops and supermarkets, numerous sports centres with indoor swimming pools, a contemporary public library, churches and schooling for all age groups.

It is an expanding North Wiltshire town within easy travelling distance of larger towns that include Chippenham 6 miles and Swindon 18 miles. Junctions 15 and 16 of the M4 motorway are both easily accessible, whilst the mainline railway station at Chippenham provides regular services to London, Bath and Bristol. The historic market town of Marlborough is approx. 11 miles away, with many boutique shops, cafes and restaurants. There is an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

### DESCRIPTION

25 Lake View is a substantial detached family home offering generous living spaces throughout and enjoys wonderful views over open countryside. The property is offered with no onward chain and is ready for a new buyer to move straight in.

Upon entering the property you are greeted into the large hallway with a central staircase where all the reception spaces are accessed. The sitting room is to the rear of the property and focussed around the fireplace and doors open out to the rear garden. The front is the study which could be utilised as a play room and a separate dining room is opposite. The real heart of the home is the open plan kitchen/breakfast room which is ample big enough to have a large dining table or create a more informal sitting area. Doors open out to the rear garden, making it an ideal space to entertain or for enjoying time as a family. A cloakroom and utility room complete the downstairs accommodation.

Upstairs and on the galleried landing is a large picture window making the most of the wonderful views and there is space here to create a reading nook to real make use of the space. The principal bedroom offers a dressing area and its own ensuite bathroom, with the second bedroom also benefitting from built in wardrobes and its own ensuite.

## A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOUSE OVERLOOKING OPEN COUNTRYSIDE, OFFERED WITH NO ONWARD CHAIN.



There are three further bedrooms, two with built in wardrobes and these bedrooms are served by the well-appointed family bathroom.

### OUTSIDE

The property offers a detached double garage and off-street parking for two vehicles. There is a small lawned front garden with a central path leading to the front door. The rear garden is mainly laid to lawn and is offers complete privacy and is fully enclosed, making it ideal for children and pets. A paved area creates a spot of sitting out an enjoying the sunshine or for family BBQ's.

**GUIDE PRICE:** £685,000 (Subject to Contract)

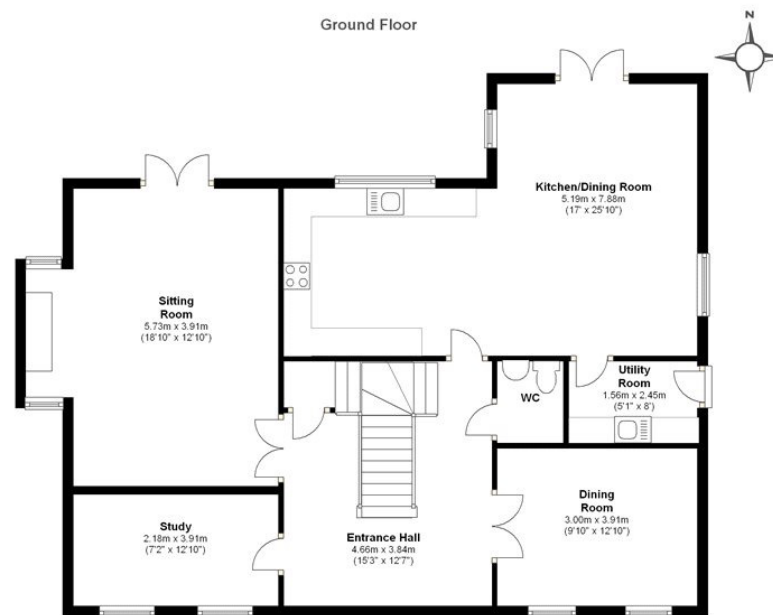
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





Classification L2 - Business Data





#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: F
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for further details

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