



The Street, Cherhill
Calne, Wiltshire, SN11



Beyond your expectations

Individual Beautifully Presented 4 Bedroom Detached Family House

Hamptons International
20 High Street, Marlborough, Wiltshire, SN8 1AA
Sales. 01672 516256
marlborough@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining/Family Room | Study | Kitchen/Breakfast Room | Cloakroom | 4 Bedrooms (1 Ensuite) | Family Bathroom | Single Detached Garage | Parking | Gardens | Services: Mains Water Electricity and Drainage | Oil Fired Central Heating

Guide Price £635,000 Freehold

Description

Hillside House is an attractive 'New England' style detached family home which has been beautifully and meticulously renovated to create an impressive 4 bedroom residence. The property offers well proportioned accommodation which has been decorated with neutral tones and is light and airy. From the inviting entrance hall which has Oak flooring, there is access to all of the principle reception rooms as well as stairs to the first floor. The sitting room is triple aspect with wood burning stove and runs from front to back making it a superb reception room. There is a dining/family room which overlooks the rear garden and a useful study as well as a stylish cloakroom. The kitchen/breakfast room is a fantastic space making it ideal for both entertaining and dining, and is fitted with sleek and sophisticated units with curved composite work tops which include induction hob with downdraft extractor, double oven, fridge, freezer and dishwasher, underfoot are cream porcelain tiles. An adjoining utility room provides plumbing for white goods and an additional sink. On the first floor there are 4 nicely proportioned bedrooms, the master bedroom of which has a contemporary ensuite shower room and a wall of built in wardrobes. There is a well appointed family bathroom with separate bath and shower also fitted with modern white suite.

Outside


Set in an elevated position overlooking the village, the property is approached via a drive which leads to a large

area of parking and a detached garage with up and over door, light and power. The front garden is mainly laid to lawn and is lined by laurel hedging. Paths on either side of the property lead round to the rear garden which is laid to lawn, with paved sun terrace and include a summer house.

Location

The village of Cherhill is a picturesque Wiltshire village dominated by its white horse and monument. The village has a primary school, a public house, a fine church and an active village community. Excellent shopping and recreational facilities are offered by the nearby market towns of Marlborough, Calne and Devizes, while the larger commercial centres of Chippenham and Swindon both have stations with services to London Paddington and access to the M4 motorway. The surrounding downland countryside is designated as An Area of Outstanding Natural Beauty. There are many footpaths and bridleways around the village making it ideal for walking and riding (there is a livery stable within close proximity).



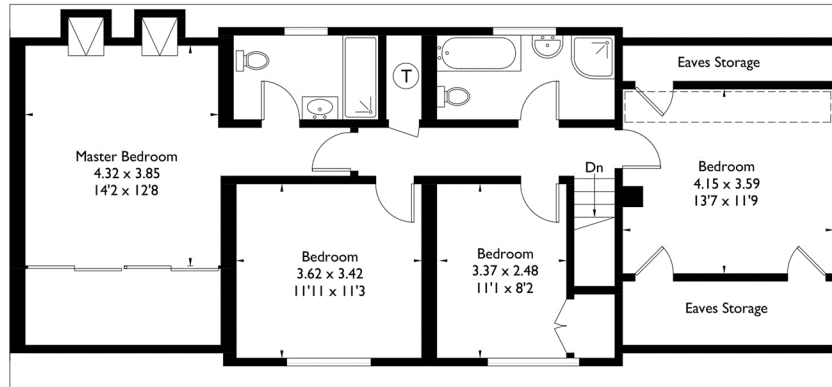
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		92	
(81-91) B			
(69-80) C		68	
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

The Street, Cherhill, Calne

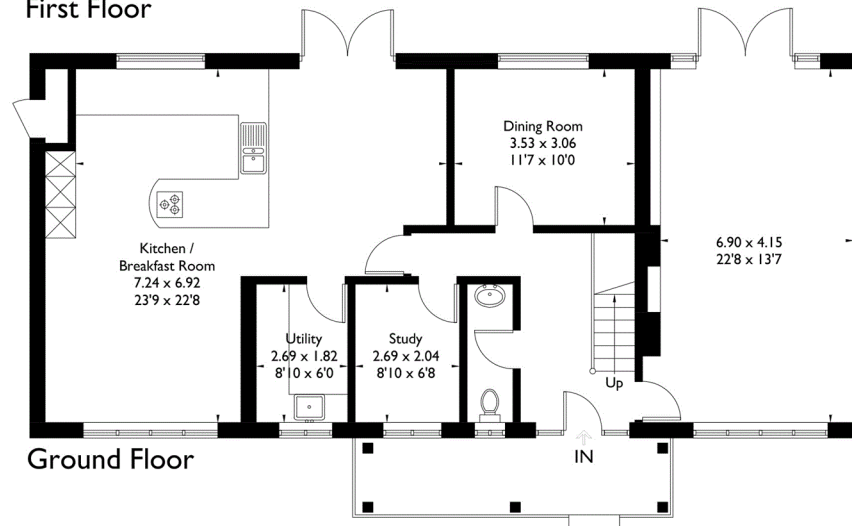
Approximate Gross Internal Area
195.7 sq m / 2106 sq ft (Excluding Eaves Storage)
Garage = 23.0 sq m / 247 sq ft
Total = 218.7 sq m / 2354 sq ft



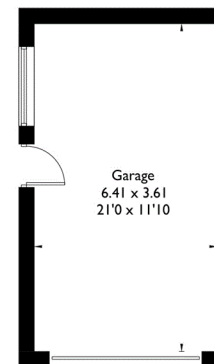
 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor



Garage
(Not Shown In Actual
Location / Orientation)

Floorplanz © 2016
0845 6344080 Ref: 166124

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

