



**OLIVERS CLOSE,
CHERHILL**

Carter Jonas

2 OLIVERS CLOSE, CHERHILL, CALNE, SN11 8XU

AMENITIES

- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Main Bedroom Suite
- Three Further Double Bedrooms
- Single Bedroom
- Study/Boot Room
- Family Bathroom
- Garden and Parking

DESCRIPTION

Well located in the village of Cherhill, 2 Olivers Close is a detached family house which has been extended and renovated by the current owners and offers generous and flexible living accommodation. The property has new windows and doors, new carpets, a new boiler and a new kitchen. The property is offered with no onward chain.

The heart of the home is the kitchen/breakfast room which leads onto the dining area, it is the perfectly designed for family living and entertaining guests. The cream shaker style kitchen with Rangemaster, has a breakfast bar area, ceramic sink, oak worktops and an integrated dishwasher. The dining room with vaulted ceiling benefits from double French doors opening out into the garden and wood flooring which runs throughout. There is also good-sized dual aspect sitting room with a dual aspect Parkray multi fuel stove with honed granite hearth and a Bath stone surround to both the sitting room and Kitchen. Across the hallway is a double bedroom and adjoining study/utility/boot room which has access to the side of the property. This room could be adapted for multiple uses, including accommodating multi-generational living. Completing the downstairs accommodation is the main bedroom suite, with dressing area with double built in wardrobes and a full sized four-piece ensuite bathroom with double shower and tiled flooring.

Upstairs there are three further bedrooms, all of which have wood flooring. The two double bedrooms have built in wardrobes, providing plenty of storage. There is also a small single bedroom which could be used as a nursery or home office. All of these bedrooms are served by the well-appointed four-piece family bathroom with tiled underfloor heating and tiling throughout.

OUTSIDE

The property benefits from a private driveway which can comfortably fit eight cars. The south facing rear garden is mainly laid to lawn and is fully enclosed with a lovely private feel. There is large, gravelled area for seating and enjoying the sunshine or BBQ, and a further gravelled seating area to the side of the property, which is a lovely, sheltered spot. Around the exterior of the property are sunken spotlights to the soffits to ensure the garden can be utilised at all times of the day.

EXTENDED AND RENOVATED THROUGHOUT, THIS DETACHED FAMILY HOUSE OFFERS FLEXIBLE LIVING ACCOMMODATION. SET IN THE DESIRABLE VILLAGE OF CHERHILL WITH LOVELY RURAL VIEWS.



SITUATION

The property is situated in the heart of the village, it is within walking distance of local facilities, which include St James parish church, the village hall and The Black Horse pub. Cherhill is a thriving and historic Wiltshire village, known for the Cherhill White Horse (1780) and the Lansdowne obelisk on the Cherhill Down. Located off the A4 c.7 miles to the west of Marlborough c. 5 miles to the east of Calne.

These popular market towns provide a wide range of shopping and leisure services, while the larger regional centres of Swindon, Chippenham and Bath complement these services further. Communications are excellent, with Junctions 15 and 16 of the M4 lying to the north. Chippenham provides a fast and regular main line service to London Paddington (journey time from 63 mins). There is an excellent range of schools in the area, including a well-regarded primary school in Cherhill, St Mary's and St Margaret's, Calne, Dauntsey's West Lavington and Marlborough College. There is a wide range of leisure opportunities with golf at the North Wilts and Marlborough golf clubs, and many opportunities for walking, cycling, riding and fishing in the area.

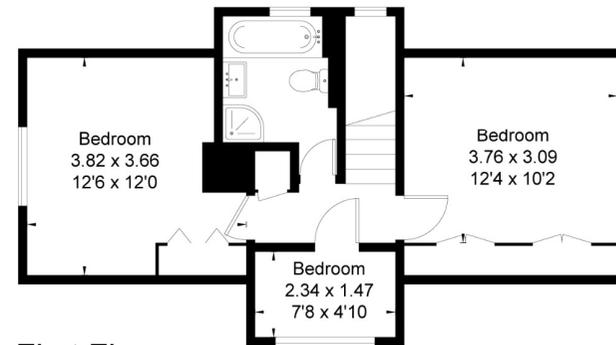
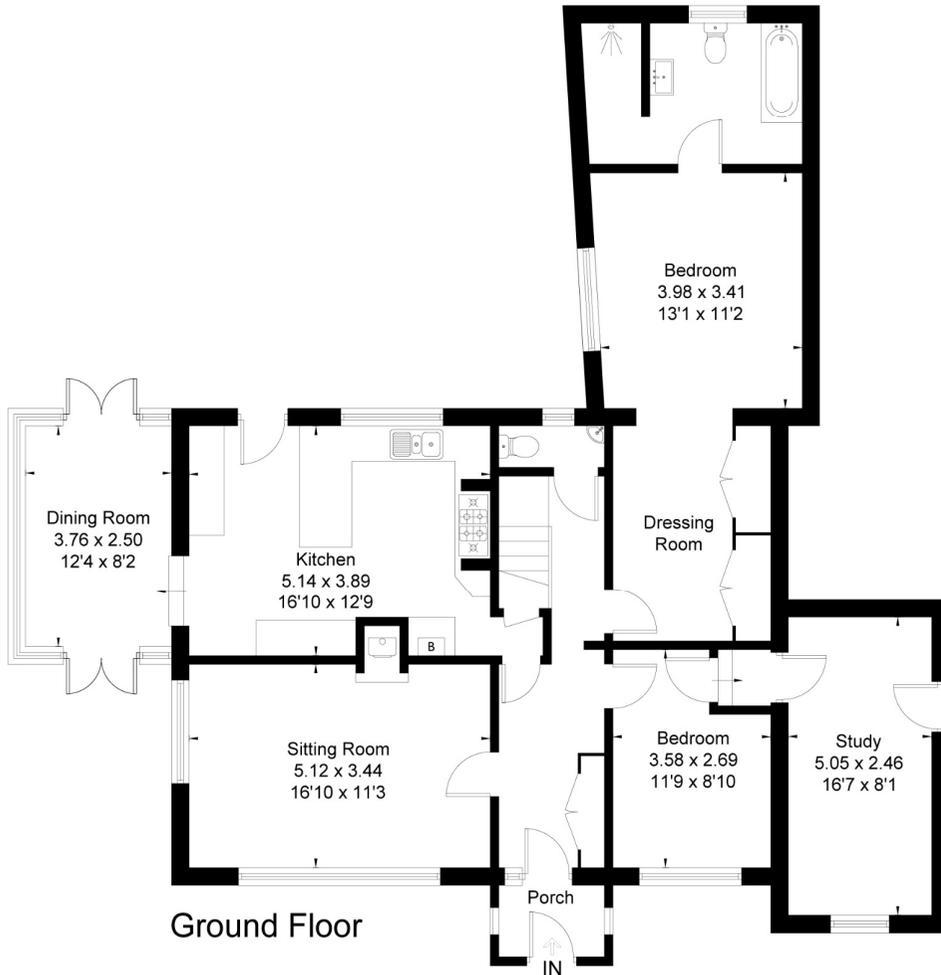
GUIDE PRICE: £625,000 (Subject to Contract)

Classification L2 - Business Data



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Olivers Close, Cherhill Calne, SN11
Approximate Area = 1787 sq ft / 166.0 sq m



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water and drainage. Oil fired central heating
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



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