



Goatacre, Calne, SN11 9HY

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Impressive 4 Bedroom Detached Bungalow
- Stunning Kitchen/Family Room with Bi-Fold Doors
- Study/Bedroom 5
- 4 Double Bedrooms
- Large driveway with Ample Parking

- Generous Garden with Heated Pool
- Lounge with Log Burning Stove
- Spacious Fully Tiled Family Bath/Shower Room
- En-Suite Shower Room
- Must Be Viewed!

Field View House , Goatacre Calne, SN11 9HY

£725,000

Field View House is a distinctive and impressive four double-bedroom detached bungalow, set within a generous plot. The property benefits from a substantial driveway providing parking for multiple vehicles to the front, while to the rear is a beautifully positioned south-west facing garden featuring a heated swimming pool and open views across surrounding farmland.

Occupying an enviable position towards the head of this sought-after North Wiltshire village, the property is impeccably presented throughout. A covered entrance opens into a bright and spacious hallway with a cloaks and shoe cupboard, leading seamlessly into the inviting living room, complete with a log-burning stove. Striking oak sliding doors open into the heart of the home: a superbly refitted kitchen/family/dining room. This impressive space features bi-folding doors that open onto the rear garden, offering uninterrupted views beyond the heated pool and across open countryside.

The contemporary kitchen is fitted with an attractive range of units topped with Enzo quartz work surfaces and incorporates a comprehensive selection of integrated appliances, including a larder fridge and separate larder freezer, two ovens, an induction hob and a dishwasher. A utility area and a study, which could also serve as a fifth bedroom, are accessed from this

delightful room.

From the hallway, there is a stylish fully tiled bath and shower room serving three of the double bedrooms. The principal bedroom enjoys the added luxury of a walk-through dressing area and a modern en-suite shower room.

The rear garden provides an exceptional space for both relaxation and entertaining, featuring a large patio area, artificial lawn surrounds and a heated swimming pool with its own air-source heat pump system. The main property is heated via oil-fired central heating, and further benefits include replacement uPVC double-glazed windows installed in 2022.

Goatacre is a charming rural village in North Wiltshire, situated on the A3102 approximately four miles north of Calne and close to Lyneham. The village offers a hall, cricket ground and sports facilities, along with bus links to nearby towns. A wider range of amenities can be found in Calne, Chippenham, Royal Wootton Bassett and Swindon.

Overall, this is an outstanding home that combines space, style and a superb village setting, and is sure to impress discerning buyers.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band F For year 2025/26 = £2816.58

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

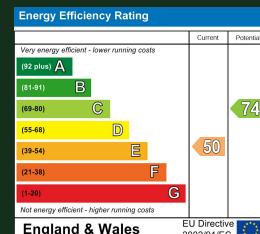
Management Fee. N/A

Gas: None

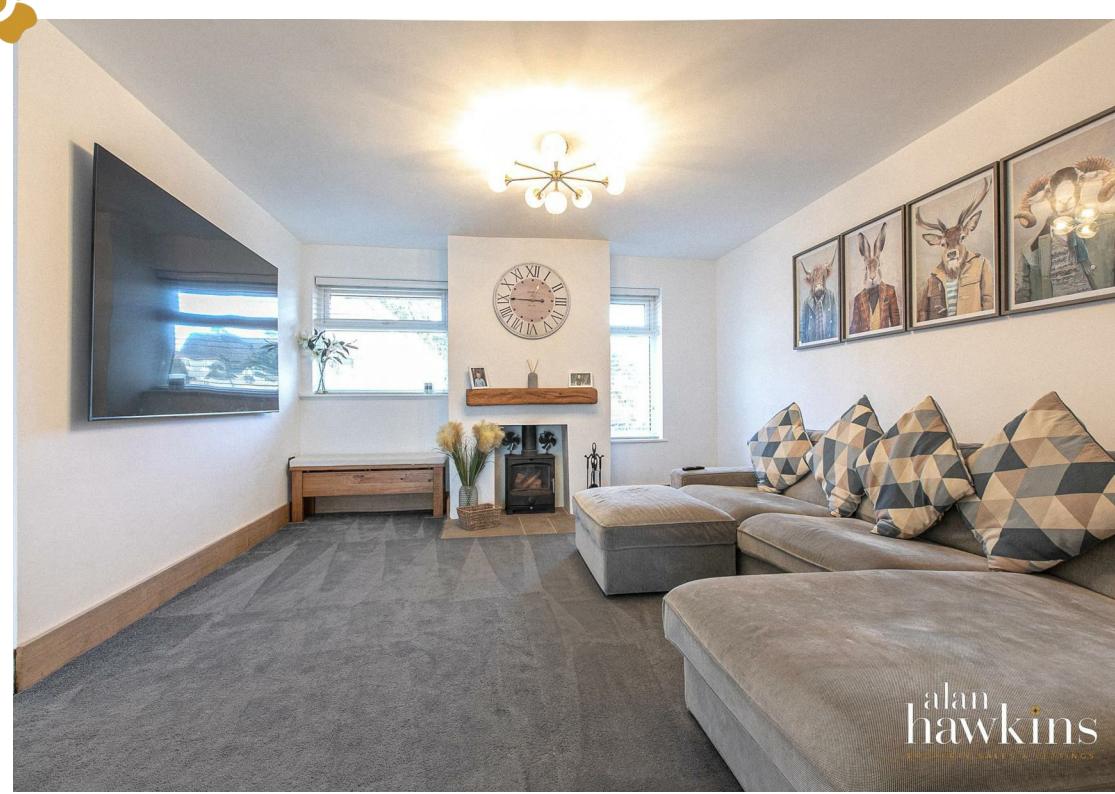
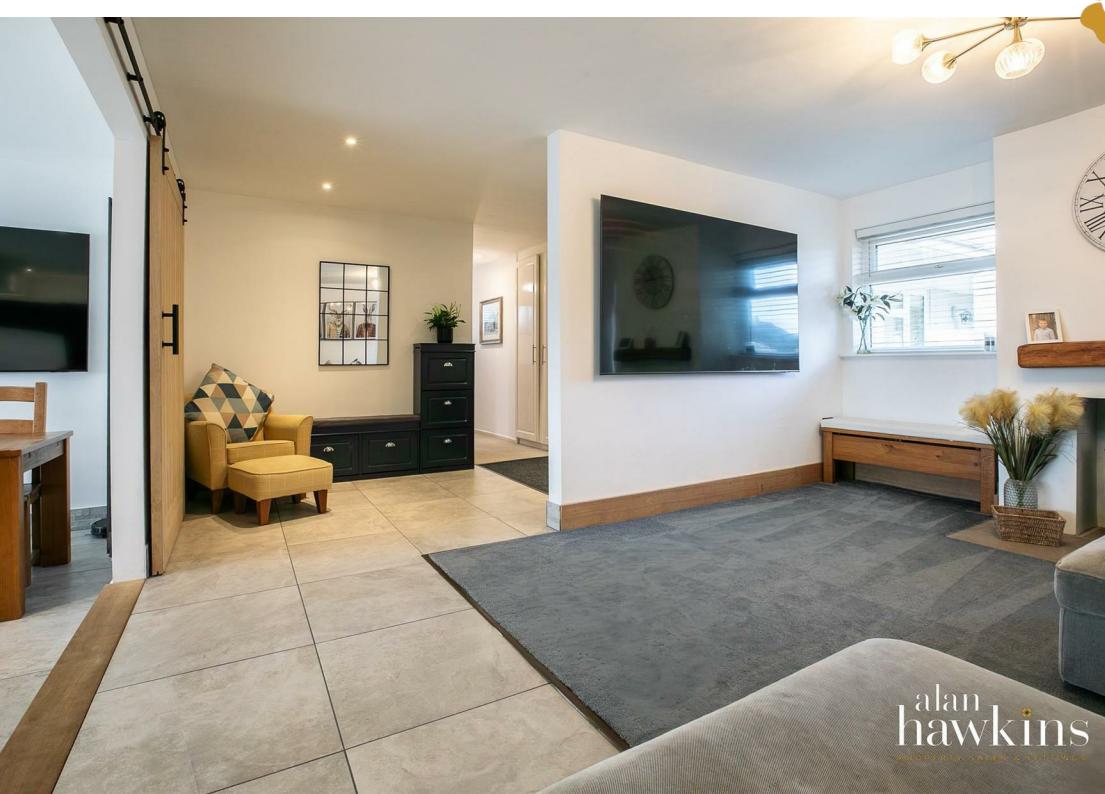
Water + Waste: Mains

Flood risk: Very Low

Internet Speeds: 90% chance of up to 1000 mbps



Energy Efficiency Rating (England & Wales)

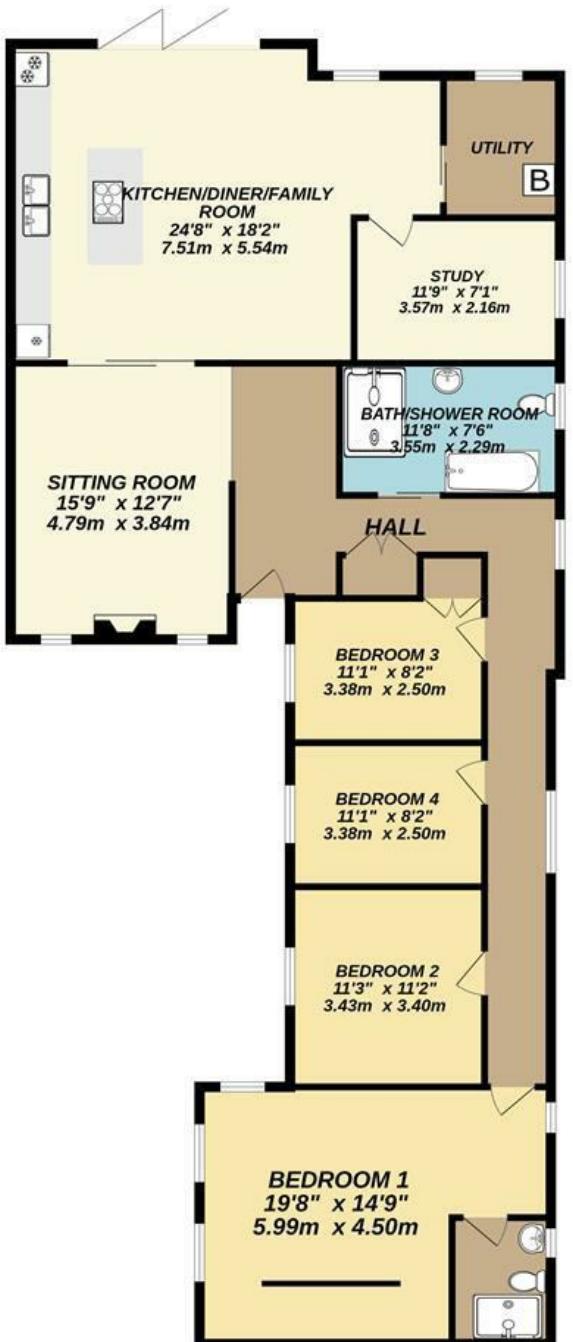




alan
hawkins
PROPERTY SALES & LETTINGS

alan
hawkins
PROPERTY SALES & LETTINGS





GROUND FLOOR
1724 sq.ft. (160.2 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) 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.

Made with Metropix ©2006

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

