



London Road, Calne
Asking Price £279,995



Updated throughout over recent years is this beautiful three bedroom period home placed on the south side of Calne. Offering spacious living throughout and extended to create a superb dining family room which is open to a generous kitchen. The living room has a large inglenook fireplace with a log burner and there is a study. The first floor features three bedrooms and a newly fitted four piece bathroom suite with separate shower cubicle. From the landing another staircase leads to the attic room with potential for a fourth bedroom (subject to planning). The garden is beautifully presented with areas for lounging and entertaining. To the rear of the property is off-road parking and a spectacular garage / workshop that can happily accommodate four cars with an electric roller door.



The home is well positioned for access routes for the commuter and for those wishing to take in Historic places. To the east along the A4 is Cherhill White Horse, Historic Avebury and Marlborough. West along the A4 leads you to Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound to London. For those without a vehicle there is an excellent bus service connecting Chippenham through Calne to Swindon and their main line train stations.

ENTRANCE HALL

A composite door to the front leads into the entrance hall with a further door into the living room. Fitted with tiled flooring.

LIVING ROOM

12'10 x 10'4 (3.91m x 3.15m)

A generous living room which accommodates multiple sofas and space for further furniture. The focal point of the room is the inglenook fireplace which has a working log burner. A window looks out to the front and doors lead to the study and kitchen and a staircase leads to the first floor. There are exposed beams, stone and is fitted

with tiled flooring.

STUDY

9'7 x 7' (2.92m x 2.13m)

Placed off the living room with a window looking out to the front. There is space for a large desk and further furniture. There is also a large storage cupboard beneath the stairs and tiled flooring.

DINING / FAMILY ROOM

17' x 10'5 (5.18m x 3.18m)

The hub of the home with dimensions that will allow for a wide range of furniture. There is space for a large dining table, chairs and further space for sofas. There are also natural recesses ideal for display cabinets. There is a window to the rear, Velux style sky skylights and french doors giving access to the outside utility and garden. Fitted with wood flooring and open to the kitchen via an archway.



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KITCHEN

10'10 x 8' (3.30m x 2.44m)

A modern fitted kitchen with a range of matching wall and base cabinets. There is an integrated electric oven with gas hob and extractor hood. There is also an integrated dishwasher, fridge and freezer. Fitted with matching wood flooring and a window to the rear.

OUTSIDE UTILITY

10'8 x 6'7 (3.25m x 2.01m)

Built into a veranda with further wall and base cabinets and a stainless steel sink with drainer. There is plumbing for a washing machine and space for a tumble dryer. This space could be further enclosed if desired.

FIRST FLOOR

Providing access to all the first floor accommodation and the attic room via another staircase. Fitted with carpet.

MASTER BEDROOM

14'8 x 10'1 (4.47m x 3.07m)

An excellent master which will easily accommodate a king-size bed with further space for other furniture. There is also a large recess for wardrobes. Fitted with carpet and a window looking out to the rear.

BEDROOM TWO

12'5 x 9'6 (3.78m x 2.90m)

Another spacious bedroom which can also fit a king-size bed. Fitted with carpet and a window looking out to the front.

BEDROOM THREE

10'6 x 6'4 (3.20m x 1.93m)

This bedroom has been created by the current owners and is ideal as a generous single with fitted carpet and a window looking out to the front.

FOUR PIECE FAMILY BATHROOM

8'3 x 7'6 (2.51m x 2.29m)

Upgraded recently consisting of a bath, separate corner shower cubicle, water closet and wash basin in a matching design. Fitted with under floor heating, a towel rail and a window to the rear with privacy glass. There is tiled flooring and wall tiling.

ATTIC ROOM

19'7 x 9'4 (max) (5.97m x 2.84m (max))

From the landing a further staircase gives access to the attic room which has large dimensions. There is a dormer window looking out to the rear and future potential for conversion to create a fourth bedroom.

GARDEN

A beautifully presented and well stocked garden which is terraced over three levels and provides areas for lounging and entertaining in the warmer months. There is an area for cultivation and a selection of flower and shrub beds. To the rear of the home is further storage space and there is access to the side of the garage. Enjoying the sun with a south westerly exposure.

FOUR CAR GARAGE / WORKSHOP

34'9 x 18'1 (10.59m x 5.51m)

A double width and double length garage built by the current owners and fitted with power, lighting, rear access door and an electrically operated roller door to the front. Ideal for the car enthusiast or for use as a workshop.

PARKING

To the rear of the garage there is further space to park off-road and there is also further on-street parking available.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.



Directions: From Calne centre proceed along the High Street and into New Road. Carry on into London Road. The home can be found on the right hand side.

