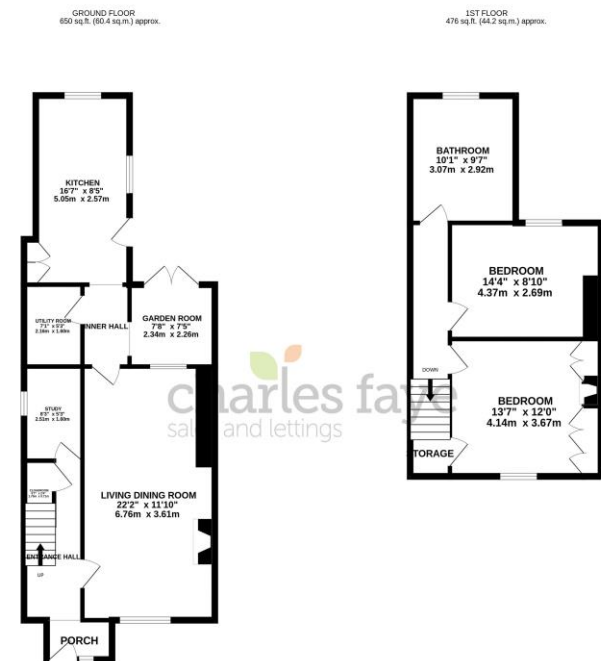


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Proceed straight across at the next roundabout and follow the road along for approximately 1 mile, at the roundabout go straight over and the property can be found just after on the left hand side signposted with our board. where the property can be found on the right hand side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

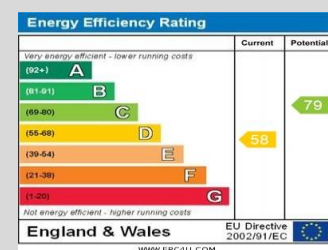
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

229 Oxford Road, Calne

This spacious semi-detached cottage, discreetly situated on the outskirts of Calne, offers a deceptive sense of size within its century-old walls. The residence, extended for contemporary living, boasts a large 22' x 11' living diner, complete with a multifuel stove and the charm of an original bread oven. The kitchen is a highlight with its striking design, while additional spaces include a study, utility room, the convenience of a guest cloakroom and a garden room. Accommodations feature two generously-sized double bedrooms and a modernized bathroom. The property extends its allure outdoors, with expansive grounds spanning up to half an acre, a remarkable 280ft rear garden, and the convenience of a garage and workshop. This characterful abode seamlessly blends historic charm with modern amenities, making it an inviting haven on the outskirts of Calne.

- **Delightful Semi-Detached Cottage**
- **Two Double Bedrooms**
- **Modern Refitted Bathroom**
- **Brick Built Outhouse**
- **Larger Than Average**
- **Modern Refitted Kitchen**
- **Three Reception Rooms**
- **Detached Garage**

PROPERTY FRONT

Gated path leading to entrance porch.

ENTRANCE PORCH 5' 6" x 3' 2" (1.68m x 0.96m)

Upvc double glazed window to front, radiator, vinyl flooring, opening through to hallway.

ENTRANCE HALLWAY 11' 2" x 5' 8" (3.40m x 1.73m)

Stairs rising to first floor, doors to living dining room, study, guest cloakroom, under stairs storage cupboard, radiator.

GUEST CLOAKROOM 5' 7" x 2' 4" (1.70m x 0.71m)

Fitted white suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, vinyl flooring.

STUDY 8' 3" x 5' 3" (2.51m x 1.60m)

Upvc double glazed window to side, recessed spotlights, radiator, wood flooring.

LIVING DINING ROOM 22' 2" x 11' 10" (6.75m x 3.60m)

Upvc double glazed window to front and rear, feature fireplace with multi-fuel stove, television point, telephone point, original bread oven, door to inner hallway.

INNER HALL



Opening to garden room, door to utility room, opening to kitchen, vinyl tiled flooring.

UTILITY ROOM 7' 1" x 5' 3" (2.16m x 1.60m)

Wall mounted units, housed wall mounted boiler, space and plumbing for washing machine, space for fridge freezer, tiled flooring.

GARDEN ROOM 7' 8" x 7' 5" (2.34m x 2.26m)

Upvc double glazed French patio doors to rear, glazed panels to each side, upvc double glazed window to living dining room, radiator, tiled flooring.

KITCHEN 16' 7" x 8' 5" (5.05m x 2.56m)

Upvc double glazed windows to side and rear, a stunning refitted space with modern wall and base cabinets, complementary work surface over and matching upstands, composite sink unit, eye level electric oven, eye level microwave, warming drawer, five ring gas hob, splash back, extractor hood over, built in freezer and dishwasher, pantry style floor to ceiling cupboard, upvc double glazed stable door to side, radiator, vinyl tiled flooring.

FIRST FLOOR ACCOMMODATION



LANDING

Loft access, doors to bedrooms and bathroom, radiator.

BEDROOM ONE 13' 7" x 12' 0" (4.14m x 3.65m)

Upvc double glazed window to front, picture rail, original stone fireplace, fitted with a range of wardrobes, radiator, wood flooring.

BEDROOM TWO 14' 4" x 8' 10" (4.37m x 2.69m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 10' 1" x 9' 7" (3.07m x 2.92m)

Upvc double glazed window to rear, modern refitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, fully tiled shower cubicle, storage cupboards, chrome ladder style radiator, vinyl flooring.

EXTERNALLY



FRONT GARDEN

Fully enclosed with stone wall, laid to gravel.

PATIO AND OUTHOUSE

To the rear of the property is a private patio area fully enclosed with fence panels with a pathway to the brick built outhouse, laid to lawn and graveled, gated access to rear and parking.

PARKING

Shared access leads to parking for several vehicles. NB there is right of way for the neighboring property to access their parking.

DETACHED GARAGE 21' 2" x 12' 2" (6.45m x 3.71m)

Up and over door, power and light, personal door to side, window to rear, eaves storage.

REAR GARDEN

The garden is a major feature of this property and is fully enclosed with a five bar gate. It is around 280ft in length and is mainly laid to lawn with mature shrubs and trees, including apples and greengages. There are two wooden sheds at the property.

