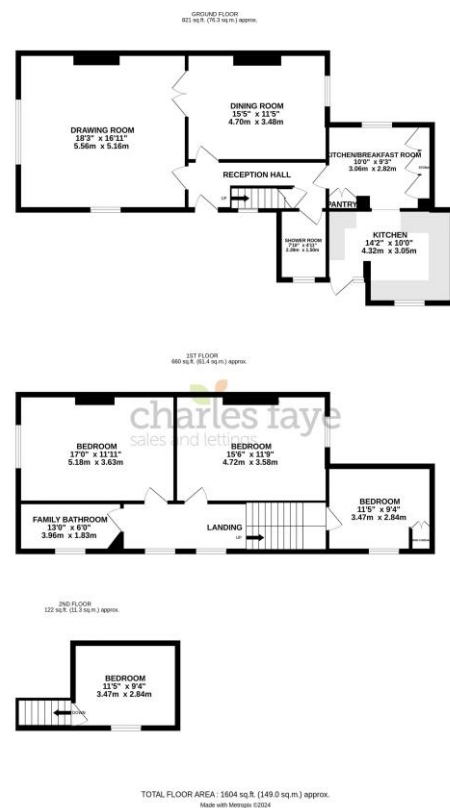


DIRECTIONS TO THE PROPERTY



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.

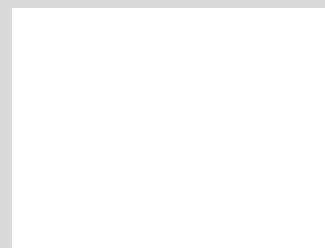
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



3 Kerry Crescent
Calne, SN11 0JH

£545,000

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


charles faye
sales and lettings

3 Kerry Crescent, Calne

Built in the 1870's this stunning Grade II listed property has now become the most wonderful family home. Built in the Free Tudor and Jacobean revival style it offers charm, and abundance of period features and originality. Set back and discreetly situated with gardens to the front, side and rear it is secluded yet in the heart of this historic old market town. On entering the property via the impressive original front door with a stunning ornate console bracketed shell hood leads into the reception hall with the drawing room off with double doors through to the separate dining room both with beautiful open fireplaces. The dining room is the perfect setting for a candle lit dinner party with friends. There is a modern bespoke contemporary breakfast kitchen for those informal family meals and the refitted shower room completes the ground floor. To the first floor are three bedrooms, a beautifully refitted bathroom with its freestanding roll top bath, and the fourth bedroom is to the second floor. Externally the three gardens are to the front, side and rear of the property with the secluded walled courtyard to the rear providing space for alfresco dining or for relaxing with a cool glass of wine at the end of the working day on those warm summer evenings. The house, various parking options are available within

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Elegant Listed Victorian Residence ▪ Brimming With Period Features ▪ Four Double Bedrooms ▪ Two Reception Rooms With Open Fires - | <ul style="list-style-type: none"> ▪ Situated In The Heart of The Historic Market Town ▪ Beautifully Refurbished And Enhanced ▪ Modern Bespoke Contemporary |
|---|---|

PROPERTY FRONT

Gated pathway leading through the beautifully maintained front and side gardens to the original front door with a stunning ornate console bracketed shell hood.

FORMAL ENTRANCE HALL 17' 1" x 5' 10" (5.20m x 1.78m)
Window to side, panelled doors to drawing room, dining room, shower room, half glazed door to breakfast room, under stairs cupboard, vertical radiator, open balustrade staircase leading to first floor accommodation, tiled flooring.

DRAWING ROOM 18' 3" x 16' 11" (5.56m x 5.15m)
High level windows to front and side with secondary glazing, ceiling coving and picture rail, a beautifully light, bright spacious room with high ceilings, stunning working fireplace with stone surround and marble hearth, high level double doors with glazed panels to top opening through to the formal dining room giving an open plan feeling, two column radiators, original wooden floorboards.



FORMAL DINING ROOM 15' 5" x 11' 5" (4.70m x 3.48m)
High level window to rear with secondary glazing overlooking a small secluded courtyard, ceiling coving and picture rail, original open fireplace with stone surround, column radiator, high ceilings, original wooden floorboards, door to formal entrance hall.

SHOWER ROOM 7' 10" x 4' 11" (2.39m x 1.50m)
Glazed window, refitted modern suite to include close coupled w.c., vanity wash hand basin, fully tiled large shower cubicle, recessed spotlights, chrome ladder style heated towel rail, tiled flooring.

BREAKFAST AREA 10' 0" x 9' 3" (3.05m x 2.82m)
Window overlooking small walled courtyard, three large bespoke floor to ceiling cupboards housing wall mounted boiler, space and plumbing for washing machine, ample storage space, bespoke fitted pantry unit, radiator, wood flooring, opening through to kitchen.

KITCHEN 14' 2" x 10' 1" (4.31m x 3.07m)
Window to rear, velux styl window to rear, modern bespoke kitchen to include wall and base units with granite work surface over, inset ceramic sink unit, granite



up stands, range cooker with induction five ring hob, matching splash back, extractor hood over, integrated dishwasher, space for freestanding fridge freezer, recessed spotlights, stable door to rear with glazed panelled to side, wood flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING 20' 6" x 5' 10" (6.24m x 1.78m)
Two windows to side with secondary glazing, open balustrade staircase with original solid wood flooring, column radiator, panelled doors to bedrooms one, two and three, family bathroom.

BEDROOM ONE 17' 0" x 11' 11" (5.18m x 3.63m)
Window to front with secondary glazing, ceiling coving, original cast iron fireplace, column style radiator.

BEDROOM TWO 15' 6" x 11' 9" (4.72m x 3.58m)
Window to rear with secondary glazing, ceiling coving, original cast iron fireplace, column style radiator.



BEDROOM THREE 11' 5" x 9' 4" (3.48m x 2.84m)
Window to side fitted with secondary glazing, airing cupboard, radiator.

FAMILY BATHROOM 13' 0" x 6' 0" (3.96m x 1.83m)
Window to side with secondary glazing, stunning refitted suite to include close coupled w.c., free standing modern roll top bath with mixer taps and shower hose attachment, traditional style wash hand basin, column heated towel radiator, panelled walls, wood flooring.

SECOND FLOOR ACCOMMODATION

BEDROOM FOUR 11' 5" x 9' 4" (3.48m x 2.84m)
Accessed via the first floor landing via an open balustrade staircase. Window to side with secondary glazing, radiator.

EXTERNALLY

FRONT SIDE AND REAR GARDENS

The property enjoys three individual gardens. To the front of the home is the entrance gate that leads into the front garden that has been presented with a shaped lawn with curved beds with mature trees and bushes to the borders. There is a gate leading to the secluded middle garden and giving access to the property. Arranged as a gravelled walled courtyard with seating areas, mature shrubs and trees with borders to the edge. There is a door leading through to another enclosed private walled garden with a lawn, flower and shrub borders and access into the kitchen.

PARKING

N.B. There is on street close to the property but allocated parking.

