

## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and proceed straight over at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Cherhill. Upon entering Cherhill, follow the road and bear left at the bottom where the property can be found on the right hand side.



TOTAL FLOOR AREA: 1458 sq. ft. (135.3 sq. m.) approx.  
Made with Interplan CAD24

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.

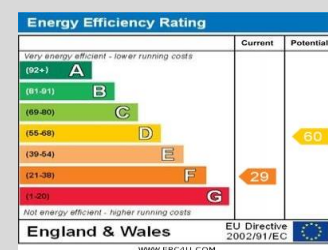
## FINANCIAL ADVICE

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

## COUNCIL TAX BAND

The council tax band for this property is band F

## 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



52 The Street  
Calne, SN11 8XR

£528,000

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

  
**charles faye**  
 sales and lettings

## 52 The Street, Calne

Nestled within the picturesque village of Cherhill, this delightful 3 bedroom chalet bungalow boasts a spacious and impeccably landscaped garden, brimming with lush foliage and vibrant blooms. The interior features a recently renovated dining kitchen, providing a modern and inviting space for meals and gatherings. The dual aspect living room overlooks the garden to the front and there is also a convenient utility room. There are 3 double bedrooms, two on the ground floor, both with fitted wardrobes and a further one to the first floor with an additional 21'4 x 12'2 loft area, which could be converted to offer an additional room subject to the relevant permission. The shower room has been tastefully refitted to enhance comfort and functionality. Ample parking is available on the driveway for multiple vehicles, alongside a convenient garage. With its tranquil location and impressive amenities, this property offers a perfect blend of comfort and style for its fortunate residents.

- **1960s Individually Built Detached Bungalow**
- **Beautifully Presented**
- **Three Double Bedrooms**
- **Refitted Bathroom & First floor Cloakroom**
- **Village Location**
- **Stunning Dining Kitchen**
- **Utility Room**
- **Ample Parking**

### PROPERTY FRONT

Approached via the driveway leading to covered porch area with steps up to upvc double glazed entrance door.

**ENTRANCE HALLWAY** 13' 5" x 8' 6" (4.09m x 2.59m)

Upvc double glazed panel to side, ceiling coving, doors to living room, kitchen, bathroom, utility room, bedroom one and two, stairs rising to first floor, understairs storage cupboard, two radiators, telephone point.

**LIVING ROOM** 19' 3" x 11' 5" (5.86m x 3.48m)

Two upvc double glazed dual aspect windows to front and side, ceiling coving, stone fireplace with fitted calor gas fire, two radiators, television and telephone point, door to dining room.

**KITCHEN** 13' 3" x 10' 0" (4.04m x 3.05m)

Upvc double glazed window to side, modern refitted kitchen to include wall and base cabinets with work surface over, ceramic sink unit, tiled splash backs, built in stainless steel eye level double oven, 5 ring calor gas hob with extractor hood over, integrated dishwasher, integrated fridge, recessed spot lights, radiator, vinyl flooring, opening through to dining room.



**DINING ROOM** 12' 0" x 9' 0" (3.65m x 2.74m)

Two upvc double glazed dual aspect windows to front and side, ceiling coving, television point, radiator, door to living room.

**SHOWER ROOM** 10' 0" x 7' 2" (3.05m x 2.18m)

Upvc double glazed obscure window to side, modern refitted suite to include hidden cistern close coupled w.c., vanity, wash hand basin, tiled surrounds, fully tiled double shower cubicle, linen cupboard, radiator, vinyl flooring.

**UTILITY ROOM** 10' 0" x 7' 10" (3.05m x 2.39m)

Upvc double glazed door to side, modern refitted wall and base cabinets with work surface over, stainless steel sink unit, tiled surrounds, space and plumbing for washing machine, space for tumble dryer, space for fridge or freezer, radiator, vinyl flooring.

**BEDROOM ONE** 14' 6" x 11' 5" (4.42m x 3.48m)

Upvc double glazed window to rear enjoying lovely views over the rear garden, fitted with a range of fitted wardrobes with shelving, hanging rails and drawers, radiator.



**BEDROOM TWO** 13' 4" x 9' 7" (4.06m x 2.92m)

Upvc double glazed window to rear enjoying lovely views over the rear garden, fitted with a range of fitted wardrobes with shelving, hanging rails and drawers, radiator.

### FIRST FLOOR ACCOMMODTION

#### LANDING

Velux style window to side, doors to bedroom three and guest cloakroom, loft space, large built in cupboard.

**BEDROOM THREE** 15' 8" x 11' 3" (4.77m x 3.43m)

Upvc double glazed window to rear, wall mounter electric heater, telephone point, sloping ceilings, eaves storage.

**CLOAKROOM** 6' 11" x 3' 11" (2.11m x 1.19m)

Velux window to rear, modern refitted suite comprising close coupled w.c., vanity wash hand basin, tiled surrounds, tube heater, vinyl flooring.



**LOFT AREA** 21' 4" x 12' 2" (6.50m x 3.71m)

There is a spacious loft area which could easily be converted to an additional room subject to permission.

#### FRONT GARDEN

Raised well stocked shrub borders, enclosed with wall, fencing and hedging.

#### DRIVEWAY

Gated driveway parking provides parking for 5/6 vehicles and caravan / motor home space.

**SINGLE GARAGE** 19' 0" x 9' 0" (5.79m x 2.74m)

Electric roller door, oil fired floor mounted boiler, water cylinder supplying domestic hot water and central heating, power and light, personal door to garden.

#### REAR GARDEN

Undoubtedly a major feature of the property and a must for any keen gardener with views across farm land to the rear and over 100ft long. Filled with an abundance of trees, flowers and shrubs and divided into areas to include a seating and entertaining areas, a level lawn with summerhouse to side, pretty plant covered pergolas, garden sheds, potting shed, greenhouse, poly tunnel, raised vegetable beds, fruit cage, fishponds, gated side access to front of property with bin and calor gas storage.

