

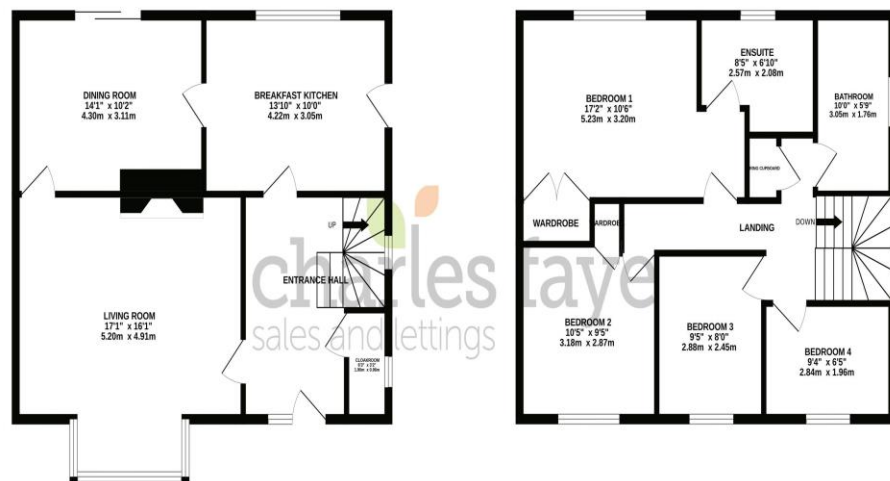
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then turn right at the roundabout on to Oxford Road. Go straight across at the next roundabout and then straight across at the next two roundabout's heading towards Lyneham. Follow this road along and as you approach the village of Hilmarton turn right into Compton Road, follow the road around to the right and then to the left and take the next turning on the left into Poynder Place. The property can be found a short distance along on the left hand side.



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA - 1300 sq.ft. (120.8 sq.m.) approx.  
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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.

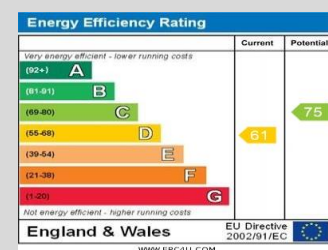
## FINANCIAL ADVICE

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

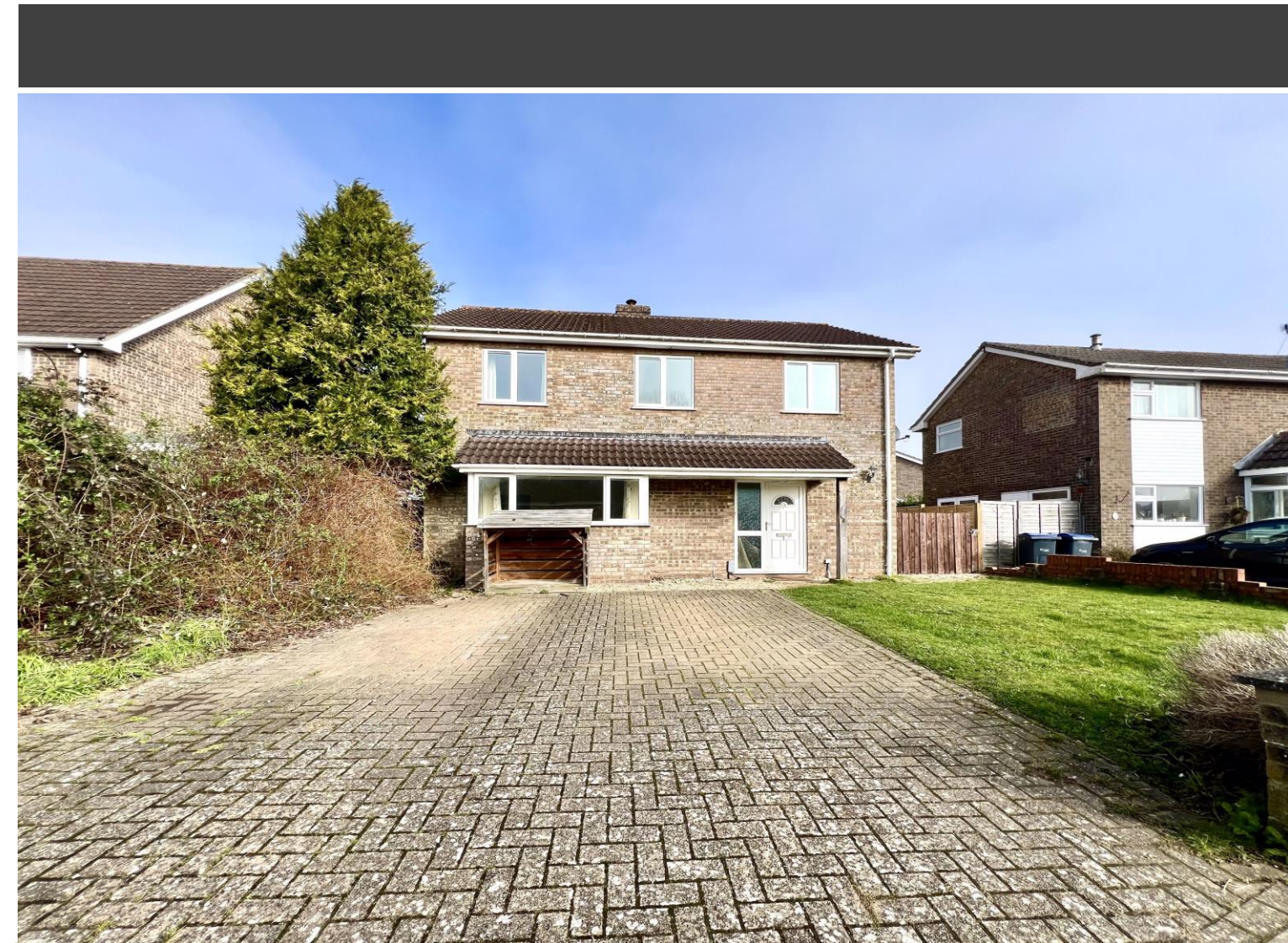
## COUNCIL TAX BAND

The council tax band for this property is band E

## PROPERTY RATING



Charles Faye Estate Agents  
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Calne  
Wiltshire  
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11a Poynder Place  
Calne, SN11 8SQ

Guide Price £465,000

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

charles faye  
sales and lettings

## 11a Poynder Place, Calne

CHAIN FREE! Nestled within a charming village setting, this spacious four-bedroom detached property offers an idyllic retreat awaiting your personal touch. While showcasing immense potential, it presents an opportunity for cosmetic updating, allowing you to tailor the interiors to your tastes and preferences. Boasting two reception rooms, this home offers versatile living spaces ideal for both relaxation and entertaining. Convenience is paramount with the inclusion of a guest cloakroom, ensuring practicality for everyday living. The master bedroom features an en-suite, providing added comfort and privacy. Outside, ample parking space is available, catering effortlessly to the needs of modern living. With the added benefit of being chain-free, this property presents a rare chance to create your dream home in a picturesque village location.

- Village Location
- In Need Of Cosmetic Updating
- Guest Cloakroom
- En-Suite To Master Bedroom
- Detached Property
- Two Reception Rooms
- Four Bedrooms
- Enclosed Rear Garden

### PROPERTY FRONT

Block paved driveway leading to upvc entrance door with canopy porch over.

### ENTRANCE HALLWAY 12' 11" x 7' 1" (3.93m x 2.16m)

Upvc double glazed panel to front, stairs rising to first floor, doors to breakfast kitchen, living room, guest cloakroom, under stairs storage cupboard, radiator, telephone point, underfloor heating.

### GUEST CLOAKROOM 6' 3" x 3' 2" (1.90m x 0.96m)

Upvc double glazed window to side, fitted white suite including vanity wash hand basin, close coupled w.c., underfloor heating.

### LIVING ROOM 17' 1" x 16' 1" (5.20m x 4.90m) into bay

Upvc double glazed bay window to front, fireplace with wood burning stove, television point, door to dining room, underfloor heating.



### DINING ROOM 14' 1" x 10' 2" (4.29m x 3.10m)

Upvc double glazed sliding patio doors to rear garden, vinyl flooring, door to breakfast kitchen, underfloor heating.

### BREAKFAST KITCHEN 13' 10" x 10' 0" (4.21m x 3.05m)

Upvc double glazed window to rear, fitted wall and base units with solid wood work surface, Belfast sink, tiled splash backs, integrated double oven, four ring electric hob, extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, recessed spot lights, floor mounted oil fired boiler, tiled flooring, upvc double glazed door to side, underfloor heating.

### FIRST FLOOR ACCOMMODATION



### LANDING

Upvc double glazed window to side, loft access, recessed spot lights, doors to all bedrooms and bathroom, airing cupboard.

### BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.20m)

Upvc double glazed window to rear, built in double wardrobe, radiator, door to en-suite.

### EN-SUITE 8' 5" x 6' 10" (2.56m x 2.08m)

Upvc double glazed window to rear, fitted suite including close coupled w.c., pedestal wash hand basin, tiled surrounds, fully tiled double shower cubicle, ladder style radiator.



### BEDROOM TWO 10' 5" x 9' 5" (3.17m x 2.87m)

Upvc double glazed window to front, built in single wardrobe, radiator.

### BEDROOM THREE 9' 5" x 8' 0" (2.87m x 2.44m)

Upvc double glazed window to front, radiator.

### BEDROOM FOUR 9' 4" x 6' 5" (2.84m x 1.95m)

Upvc double glazed window to front, radiator.

### FAMILY BATHROOM 10' 0" x 5' 9" (3.05m x 1.75m)

Upvc double glazed window to side, fitted suite including close couple w.c., pedestal wash hand basin, panelled bath, tiled surrounds, recessed spotlights, ladder style radiator, tiled flooring.

### EXTERNALLY

#### FRONT GARDEN

Laid to lawn, with low brick wall and mature hedging.

#### DRIVEWAY PARKING

Block paved driveway providing parking for several vehicles.

#### REAR GARDEN

Laid to lawn, enclosed with fence panels, gravel area to side, wooden shed, gated access to front, oil tank to side of house.

