

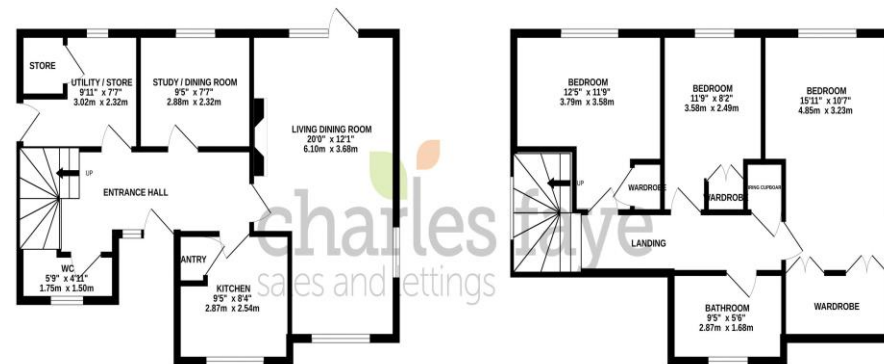
DIRECTIONS TO THE PROPERTY

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 right at the bottom where the property can be found a little way along on the left hand side.



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.
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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.

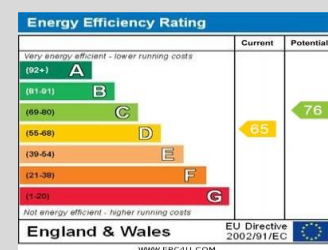
FINANCIAL ADVICE

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

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01249 822555

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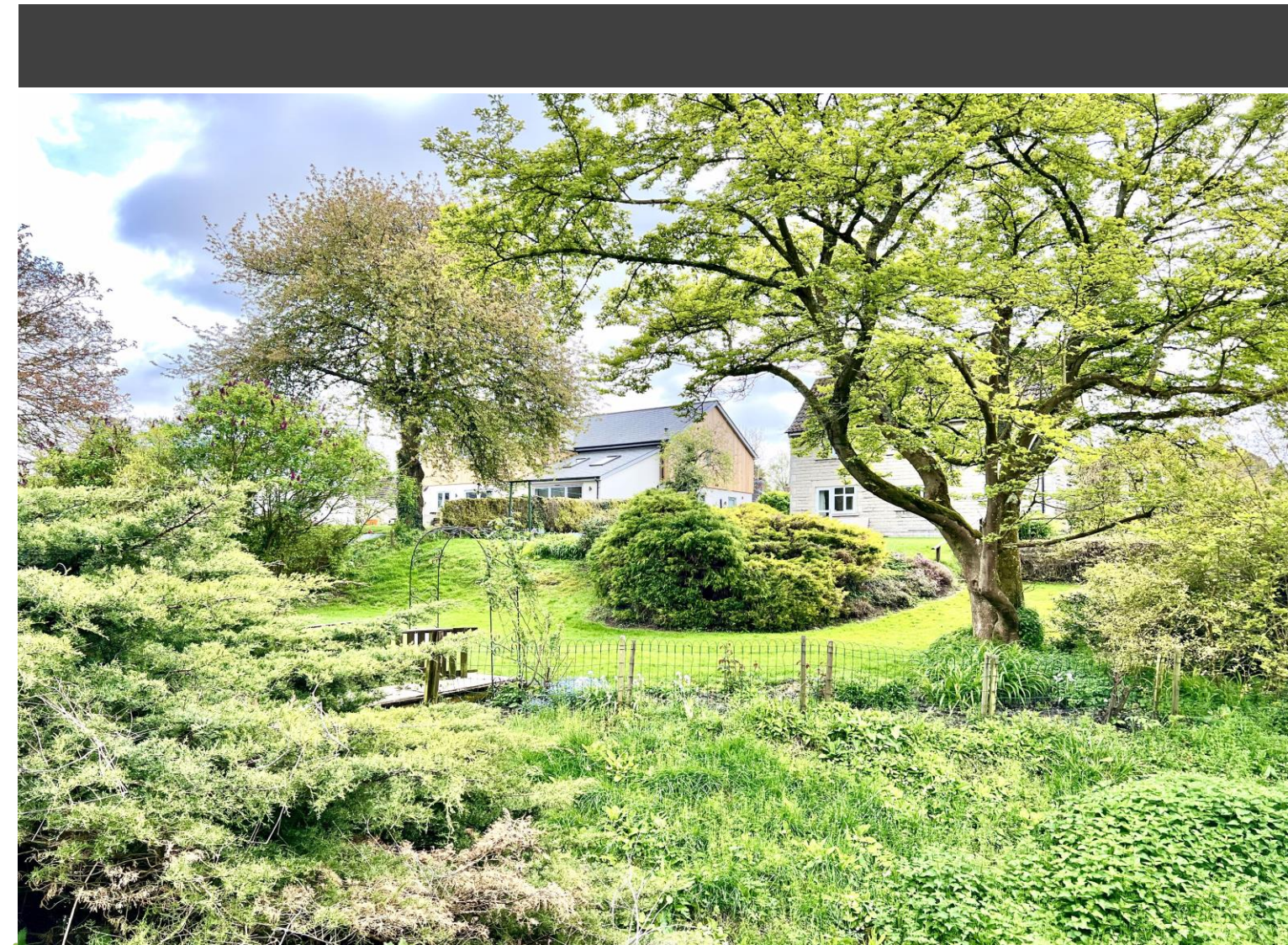
www.charlesfaye.co.uk

VIEW ONLINE



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.



32 The Street
Calne, SN11 8XR

£550,000

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

charles faye
sales and lettings

32 The Street, Calne

CHAIN FREE! A rare opportunity has arisen to purchase this detached family home situated in a great location in the desirable village of Cherhill. The home offers huge development and extension potential as it sits on a substantial plot with fantastic countryside right on the door step. Requiring cosmetic updating, the home offers a living room with open fire, kitchen, study / dining room and a large store room or potentially a utility room to the ground floor. There are two large double bedrooms with fitted wardrobes, a further double bedroom and family bathroom. The driveway allows parking for a multitude of vehicles and there is a large detached single garage to the side of the property. The main feature of this property is the sizable, well maintained rear garden adjoining the local countryside, totalling approximately 1/2 acre with well tended beds and expansive lawn with steps leading down to a timber bridge leading to a further extensive lawn area with mature trees. There may be

- **Detached House**
- **In Need of Cosmetic Updating**
- **Potential to Extend**
- **Single Garage**
- **Sought After Village Location**
- **Three Double Bedrooms**
- **Driveway Parking**
- **Well Maintained Large Rear Garden**

PROPERTY FRONT

Approached via a gravelled driveway leading to the recessed entrance door.

ENTRANCE HALLWAY

Upvc double glazed panel to side of entrance door, doors to store / utility room, cloakroom, dining room / study, living dining room, kitchen, wall mounted night storage heater, stairs rising to first floor, small under stairs storage cupboard.

KITCHEN 9' 5" x 8' 4" (2.87m x 2.54m)

Upvc double glazed window to front, fitted with base cabinets, sink unit, tiled splash backs, work surface, space for cooker, space and plumbing for washing machine, space for fridge freezer, pantry style cupboard, serving hatch through to living room, vinyl flooring.

LIVING DINING ROOM 20' 0" x 12' 1" (6.09m x 3.68m)

Upvc double glazed triple aspect windows to front, side and rear, wall mounted night storage heater, two



radiators heated by back boiler, brick built fireplace, serving hatch through to kitchen, upvc double glazed door to garden.

DINING ROOM / STUDY 9' 5" x 7' 7" (2.87m x 2.31m)

Upvc double glazed window to rear.

STORE / POTENTIAL UTILITY ROOM 9' 11" x 7' 7" (3.02m x 2.31m)

Upvc double glazed window to rear, upvc double glazed door to side, large storage cupboard.

CLOAKROOM

Upvc double glazed window to front, to include close coupled w.c., wall mounted wash hand basin, tiled splash backs.

LANDING

Loft access with drop down ladder, wall mounted night storage heater, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.



BEDROOM ONE 15' 11" x 10' 7" (4.85m x 3.22m)

Upvc dual aspect windows to rear and side, two built in wardrobes.

BEDROOM TWO 12' 5" x 11' 9" (3.78m x 3.58m)

Upvc double glazed window to rear, built in single wardrobe.

BEDROOM THREE 11' 9" x 8' 2" (3.58m x 2.49m)

Upvc double glazed window to rear, built in double wardrobe.

BATHROOM 9' 5" x 5' 6" (2.87m x 1.68m)

Upvc double glazed window to front, fitted suite comprising close coupled w.c., pedestal wash hand basin,



panelled bath, shower over, tiled surrounds, electric towel rail.

EXTERNALLY

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders.

DRIVEWAY

There is a gated gravelled driveway for several vehicles leading to the detached garage.

DETACHED GARAGE 21' 11" x 10' 8" (6.68m x 3.25m)

With wooden double doors, windows to rear and side, power and light, personal door to garden,

REAR GARDEN

A particular feature of the property is the stunning well maintained rear garden adjoining the local countryside. Approximately 1/2 acre in size, it features a patio, large lawn area and mature borders filled with an abundance of flowers, shrubs and trees. Steps lead down to a recently constructed timber bridge across a stream. Beyond this, the garden is laid to lawn with mature trees and shrubs. There is side access to both sides of the property with access to the garage.

