

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right again at the roundabout on to the A4. Continue along and at the set of traffic lights turn left in to Patford Street. Proceed up the hill in to Castle Street and the property can be found a little way along on the left hand side indicated by the 'For Sale' board.



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.

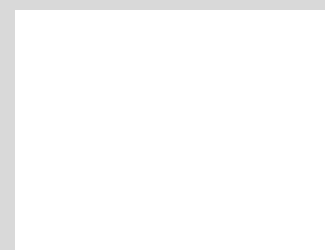
FINANCIAL ADVICE

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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The Old Surgery Castle Street
Calne, SN11 0DX

£335,000

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


charles faye
sales and lettings

The Old Surgery Castle Street, Calne

This idyllic period cottage is located in a peaceful conservation area, offering a serene and picturesque living environment. The property exudes character and charm with its preserved period features, including exposed beams in the cozy living room. The cottage boasts a well-equipped kitchen with modern appliances, enhancing its blend of old-world charm and contemporary convenience. There are two spacious double bedrooms, with the master bedroom benefiting from an en-suite. Additionally, a re-fitted bathroom adds to the home's comfort. An attic room provides versatile space, perfect for an office or extra storage. Outside, the courtyard garden offers a private, tranquil retreat, ideal for relaxation or entertaining. This charming cottage combines historical elegance with modern amenities, making it a perfect home for those who appreciate both character and convenience.

- **Stunning Cottage**
- **Living Room with Exposed Beams**
- **Two Double Bedrooms**
- **Attic Room / Study**
- **Period Features**
- **Fitted Kitchen With Integrated Appliances**
- **En-Suite to Master Bedroom**

PROPERTY FRONT

Solid wood entrance door with a tiled porch over, outside courtesy light.

ENTRANCE HALLWAY

Brace and latch wooden door to living room, access to kitchen, recessed spot lights, exposed ceiling beams, security alarm system.

LIVING ROOM 16' 0" x 13' 0" (4.87m x 3.96m)

Two double glazed windows to front and one double glazed sash window to side, remote control living flame gas fire with wooden mantle over, television and satellite point with a built in entertainment system and shelving, exposed ceiling beams, 5 amp lighting circuit, radiator.

KITCHEN 13' 9" x 7' 11" (4.19m x 2.41m)

Double glazed French doors to rear garden, re-fitted with quality wall and base cabinets with granite work surfaces over and up stands, 1.5 bowl stainless steel sink unit, built in stainless steel oven and combination microwave, 5 ring gas hob with stainless steel extractor chimney over, integrated fridge/freezer and dishwasher, breakfast bar area, glass shelving, recessed spotlights, ceiling speakers, exposed ceiling beams, radiator, ceramic tiled flooring



with under floor heating, opening through to inner hallway.

INNER HALLWAY

Exposed stone wall, recessed spotlights, ceramic tiled flooring with under floor heating, brace and latch wooden door to utility room.

UTILITY ROOM

Space and plumbing for washing machine, recessed spotlights and shelving.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to side, loft access to occasional / study room, exposed ceiling beams, exposed stone pillar, stripped original elm wood floors, brace and latch wooden doors to bedrooms and bathroom.

MASTER BEDROOM 12' 5" x 11' 5" (3.78m x 3.48m)

Double glazed window to front, exposed ceiling and wall beams, television and telephone points, 5 amp lamp circuit, recessed spot lights, radiator, stripped original elm wood floors, brace and latch wooden door to en-suite.



EN-SUITE SHOWER ROOM

Fitted suite comprising wall hung w.c. with granite shelf over, wall mounted wash hand basin with storage above, fully tiled shower cubicle, fully tiled walls, chrome ladder radiator, ceramic tiled flooring with under floor heating.

BEDROOM TWO 11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to front, exposed ceiling beams, television and telephone points, 5 amp lamp circuit, radiator.

FAMILY BATHROOM

Double glazed obscure window to rear, fitted suite comprising wall hung w.c., wall hung wash hand basin with vanity until beneath, double end bath with shower over and glass screen, tiled surrounds, recessed spot lights, chrome ladder radiator, ceramic tiled floor with under floor heating.



ATTIC ROOM / STUDY AREA 16' 9" x 11' 0" (5.10m x 3.35m)

Accessed via the landing with a pull down ladder. Two double glazed velux windows to front, exposed ceiling beams, eaves storage, radiator, telephone point, brace and latch wooden door to additional attic space.

ADDITIONAL ATTIC ROOM

This area is currently being used as a storage area and has power and light, gas boiler, pressurised hot water tank, water softener.

EXTERNALLY

REAR GARDEN

To the rear of the property is a courtyard garden which is fully enclosed by stonewalling. The area has been laid with slate chippings and is suitable for outside dining or entertaining. There is also an outside tap.

