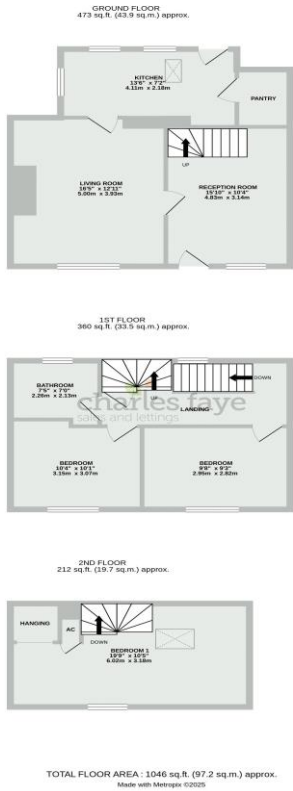


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to Curzon Street. Proceed along passing through the set of traffic lights and go left and follow the road round to the right in to Church Street and the property can be found a short distance along on the right hand side.



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.

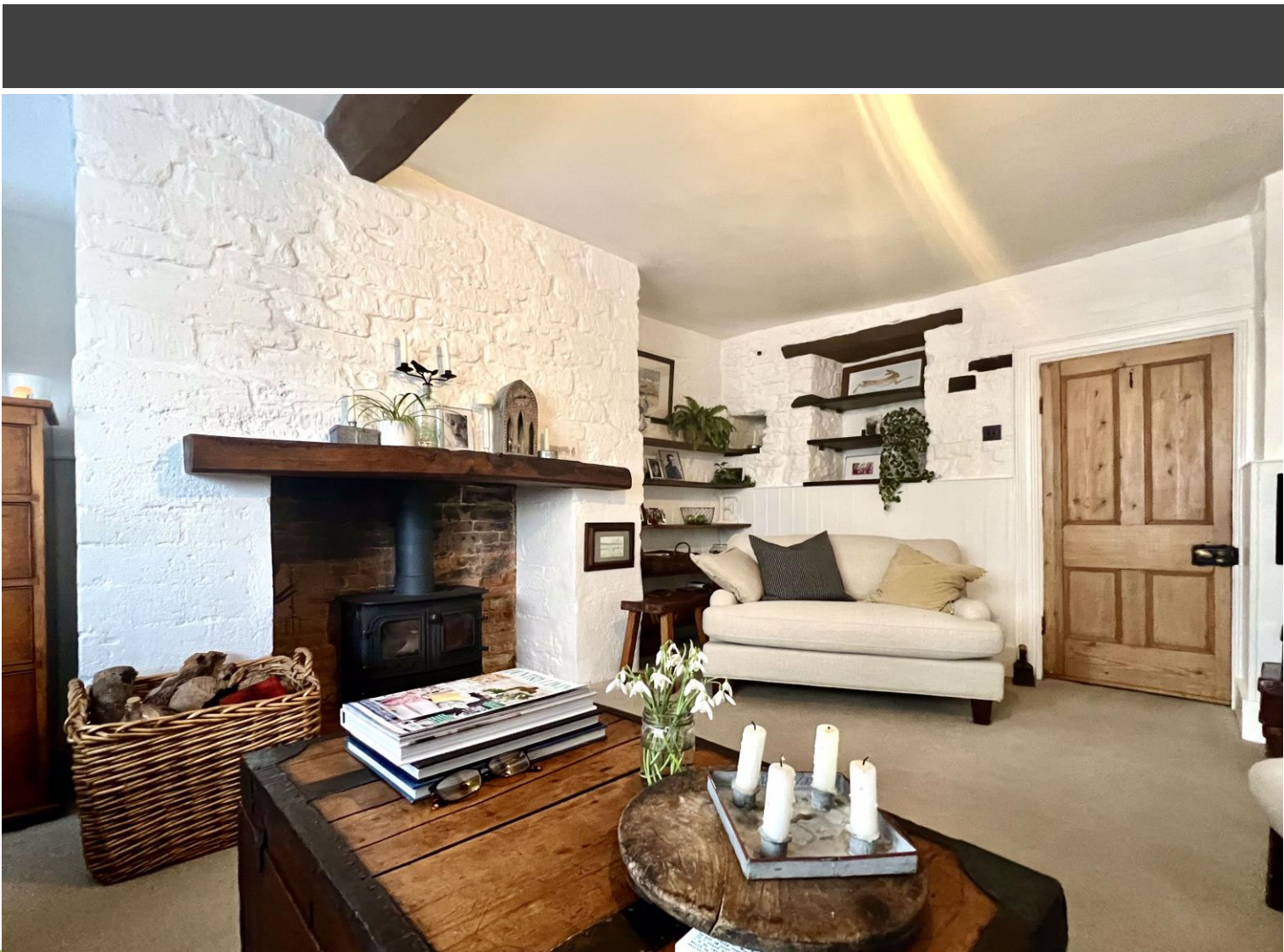
COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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40 Church Street
Calne, SN11 0HZ

£365,000

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



40 Church Street, Calne

A stunning and beautifully presented Grade II Listed period cottage located within the Heritage Quarter of the town, and only a short distance from the town centre and all it's amenities. Filled with original architectural features whilst having a modern and stylish feel. The double-fronted cottage has three good sized bedrooms, a living room with wood burning stove, a formal entrance hall come dining room, and a modern kitchen with pantry off. To the first floor there are two bright and spacious double bedrooms and the refitted modern bathroom. Up a further flight of stairs, the principal bedroom stretches the whole width of the house and is filled with exposed ceiling beams and original flooring. Externally the pretty cottage garden has several areas for relaxation and cultivation, lovingly created by the present owner and featuring a stone patio, decorative brick path, original walled sections, a wood store, a summerhouse and pergola covered with a mature wisteria. An internal viewing is strongly recommended.

- **Stunning Period Cottage**
 - **Arranged Over Three Floors**
 - **Living Room With Wood Burning Stove**
 - **Refitted Kitchen With Pantry Off**
- **Lovingly Updated**
 - **Period Features Throughout**
 - **Dining Room**
 - **Three Double Bedrooms**

PROPERTY FRONT

With step up to front entrance door.

FORMAL DINING HALL / RECEPTION ROOM 15' 11" x 10' 4" (4.85m x 3.15m)

Window to front with newly fitted shutters with deep sill window seat beneath, original ceiling beams and wall timbers, open balustrade stairs rising to first floor, partially exposed stone wall sections, meter cupboards have been incorporated into the panelled interior front door surround, part glazed solid panelled wood door leading to the living room, radiator, partly floored with stone tiles.

LIVING ROOM 16' 5" x 12' 11" (5.00m x 3.93m)

Window to front with newly fitted shutters with deep sill window seat beneath, original ceiling beams and wall timbers, filled with original architectural features, stunning fireplace with a working wood burner placed on a herringbone brick weave hearth with an oak mantle over, featuring painted stone walls, half height timber wall panelling, oak wood shelving within an original



window recess, radiator, solid wood panelled door leading to the kitchen.

KITCHEN 13' 6" x 7' 2" (4.11m x 2.18m)

Filled with natural light from the four windows, two of which over look the delightful rear garden, fitted with a range of floor units with work surface over, ceramic sink unit, wall shelving, electric Rangemaster Toledo range cooker with extractor hood over and subway style contemporary tiled splash back, integrated washing machine and tumble dryer, freestanding tall fridge freezer, exposed beams and wall timbers, painted stone walling, modern column radiator, original terracotta quarry tiling, solid wooden door to pantry cupboard, solid wooden half glazed door to the garden.

PANTRY 6' 0" x 4' 5" (1.83m x 1.35m)

Shelved providing excellent storage, quarry tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING 14' 8" x 5' 9" (4.47m x 1.75m)

High level window rear, exposed painted stone walls, wooden doors to bedrooms two and three, solid wood part glazed door to bathroom, under stairs storage cupboard, stairs rising to the second floor accommodation.

BEDROOM TWO 11' 8" x 9' 3" (3.55m x 2.82m)

Window to front with newly fitted shutters with window seat beneath, original ceiling beams, radiator, original floorboards,

BEDROOM THREE 10' 4" x 10' 1" (3.15m x 3.07m)

Window to front with newly fitted shutters with window seat beneath, original ceiling beams, radiator.



BATHROOM 7' 5" x 7' 0" (2.26m x 2.13m)

A casement window faces the rear and has a deep sill, modern fitted suite comprising close coupled hidden cistern w.c., vanity wash hand basin, 'P' shaped panelled bath with an electric shower and hinged glass screen over, chrome towel radiator, stone tiled flooring.

SECOND FLOOR ACCOMMODATION

PRINCIPAL BEDROOM 19' 9" x 10' 5" (6.02m x 3.17m)

Window to front with newly fitted shutters, Velux style window to rear, A-frame timbers are fully exposed, cupboard housing boiler, eaves storage cupboards, ample hanging space for clothes. the balustrade at the top of the stairs is thoughtfully designed to be removable for ease of furniture access, original floorboards.

EXTERNALLY

REAR GARDEN

A stunning garden with multiple areas of interest, south westerly-facing with a path meandering down to a rear gate, giving right of access via a footpath to New Road. The garden has several areas for relaxation and cultivation lovingly created by the present owner and featuring a stone patio, decorative brick path, original walled sections, a wood store, a summerhouse and pergola covered with a mature wisteria. The garden is filled with an abundance of mature shrubs, trees, flowering and ground cover plants making this garden a perfect idyllic setting to relax and enjoy. There is outside electric and a tap.

