

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.

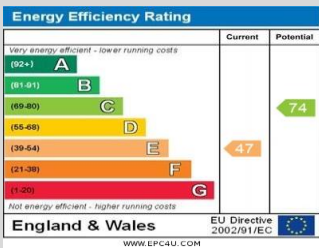
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band B

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



31a Church Street
Calne, SN11 0HZ

£310,000

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

charles faye
sales and lettings

31a Church Street, Calne

Built in the late 1800's this stunning property has now become the most wonderful family home. Built in the Free Tudor and Jacobean revival style it offers charm, an abundance of period features and originality and is situated within the heart of this historic old market town. On entering the property via the front door with its stunning ornate console bracketed shell hood leads into the ground floor entrance hallway with stairs leading up to the first floor living accommodation. Leading off the landing the living dining room with its beautiful fireplace and large windows has an air of grandeur and there is access to the study / bedroom four. Also off the landing is a modern bespoke contemporary kitchen with integrated appliances and bedroom two also occupies the first floor. The top floor has the most impressive principal bedroom, bedroom three and the beautifully refitted bathroom with its freestanding roll top bath, separate walk-in shower. With far reaching views across the town, beautiful spacious accommodation to relax, entertain and enjoy this is a must-see property. Although there is no off-road parking attached to the house, various parking options are available within easy walking distance.

- Stunning Character Property
 - Beautifully Presented
 - Modern Functional Kitchen
 - Study / Bedroom Four
- Period Features
 - Private Entrance
 - 18'10 x 13'9 Living Room
 - Three Double Bedrooms

ENTRANCE HALL 17' 11" x 3' 9" (5.46m x 1.14m)
With stairs rising to the first floor accommodation, laminate flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING
Ceiling coving, original doors to kitchen, living dining room, bedroom two and guest cloakroom, large storage cupboard with light, stairs rising to second-floor accommodation, wood flooring.

LIVING DINING ROOM 19' 0" x 14' 1" (5.79m x 4.29m)
Two large double glazed windows with views to the front, ceiling coving, stunning ornate fireplace, radiator with ornate cover, , wood flooring, door to study / bedroom four.

STUDY / BEDROOM FOUR 13' 10" x 8' 6" (4.21m x 2.59m)
Upvc double glazed window with views to the front, ceiling coving, radiator.



KITCHEN 10' 9" x 9' 11" (3.27m x 3.02m)
Two upvc double glazed sash windows with views to the rear, a modern bespoke fitted kitchen to include a range of wall and base units with solid wood worktops over, inset stainless steel sink and a half, tiled splash backs, eye level double oven, four ring gas hob, extractor hood over, integrated dishwasher, fridge freezer, wine cooler, tiled flooring.

CLOAKROOM 6' 3" x 3' 8" (1.90m x 1.12m)
Fitted suite to include close couple w.c., wall mounted wash hand basing with solid wood surround, tiled splash backs, vinyl tiled flooring.

BEDROOM TWO 13' 10" x 8' 9" (4.21m x 2.66m)
Upvc double glazed window to rear, ceiling coving, radiator, wood flooring.



SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING 11' 4" x 9' 10" (3.45m x 2.99m)
Ceiling coving, loft access, original doors to principle bedroom, bedroom three and family bathroom, storage cupboard.

PRINCIPAL BEDROOM 19' 0" x 13' 9" (5.79m x 4.19m)
Two upvc double glazed windows with views to front, exposed beams, a rage of wardrobes, original feature fireplace, radiator,

BEDROOM THREE 13' 9" x 8' 5" (4.19m x 2.56m)
Upvc double glazed window with views to the rear, original feature fireplace.



FAMILY BATHROOM 10' 2" x 10' 0" (3.10m x 3.05m)
Upvc double glazed sash window to rear, modern fitted bathroom suite to include a free standing roll top bath, fully tiled walk in shower cubicle, pedestal wash hand basin, close coupled w.c., chrome heated towel radiator, airing cupboard housing wall mounted boiler, laminate flooring.

LENGTH OF LEASE
108 years remaining on the lease

