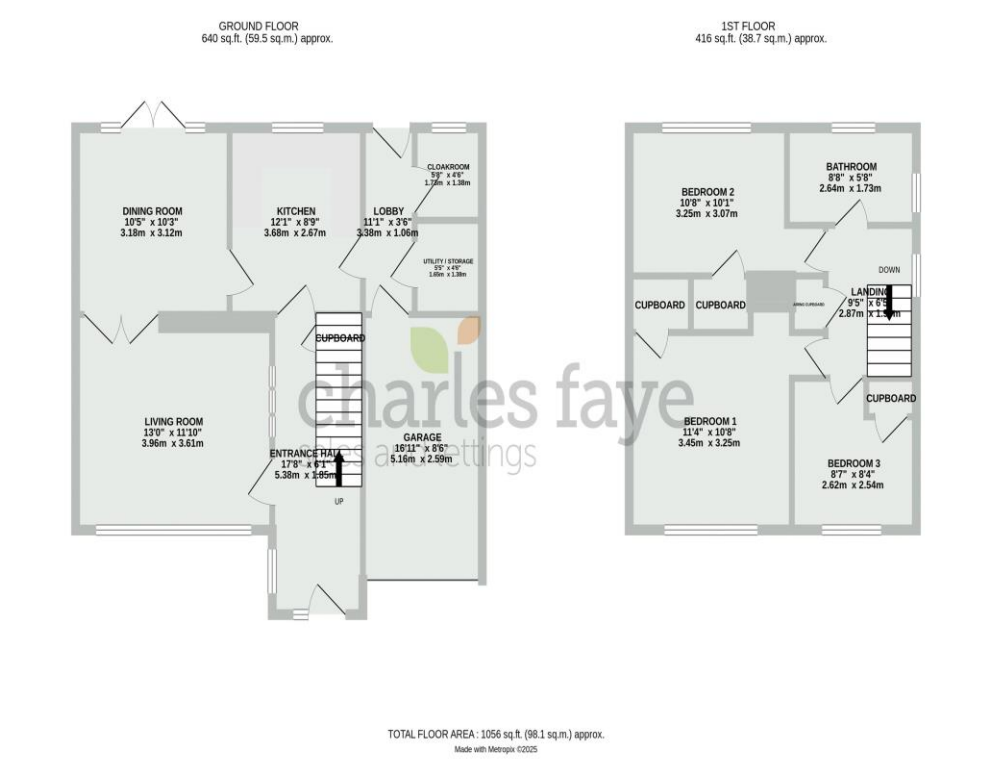


DIRECTIONS TO THE PROPERTY

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 go straight across at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Marlborough. After approximately 1.5 miles you will pass The Talbot public house on the left. Take the next turning on the right in to Stockley lane 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

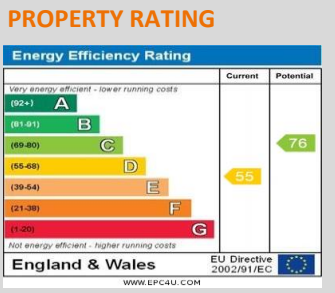
Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

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.

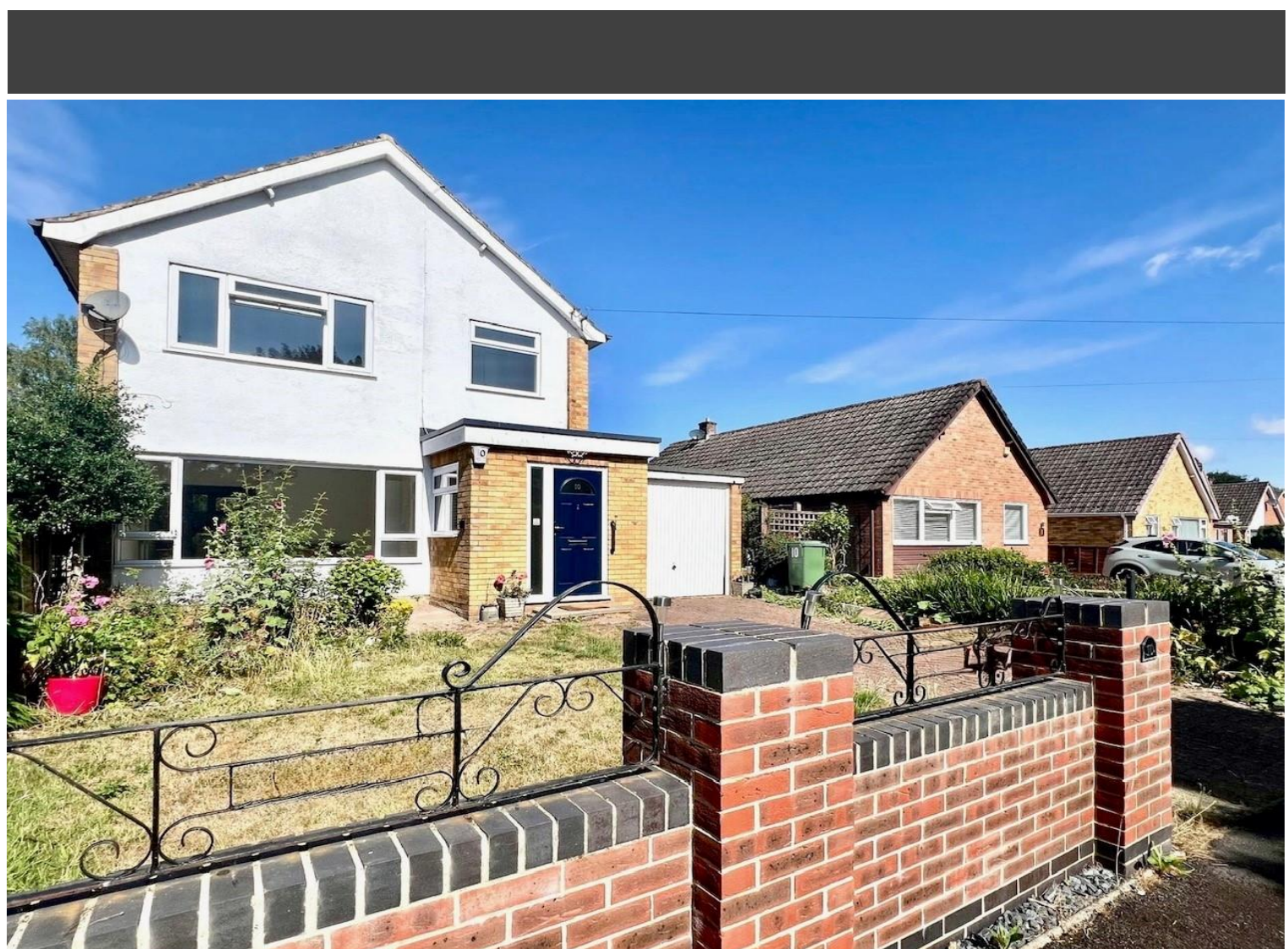
Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

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 D



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10 Stockley Lane
Calne, SN11 0LA

£395,000

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

charles faye
sales and lettings

10 Stockley Lane, Calne

This spacious 3 bedroom detached home is situated on the southernmost outskirts of Calne on the sought after Stockley Lane. Requiring some cosmetic updating the well planned accommodation includes a living room overlooking the front garden with double doors into the dining room which has access to the rear garden via French doors. The kitchen has access to the side lobby, cloakroom, store / utility room and garage. To the first floor there are 3 good sized bedrooms, and a shower room. To the rear of the property is a mature westerly facing garden, the front garden is mainly laid to lawn. There is also a block paved driveway with parking for 2/3 vehicles. The property is brought to the market CHAIN FREE.

- Three Bedroom Detached House
 - Close To Open Countryside
 - Light And Spacious
 - Good Size Front & Rear Gardens
- Popular Mature Residential Area
 - Useful Side Lobby With Cloakroom
 - Two Reception Rooms
 - Driveway Parking

PROPERTY FRONT

Block paved driveway leading to entrance door.

ENTRANCE HALLWAY 17' 8" x 6' 1" (5.38m x 1.85m)

Upvc double glazed window to side, stairs rising to first floor, under stairs cupboard, doors to living room and kitchen, decorative glazed panels, radiator, wooden floorboards.

LIVING ROOM 13' 0" x 11' 10" (3.96m x 3.60m)

Upvc double glazed window to front, double doors through to living room, wall mounted gas fire, radiator, wooden floorboards.

DINING ROOM 10' 5" x 10' 3" (3.17m x 3.12m)

Upvc double glazed French doors with floor to ceiling glass panels either side, radiator, door to kitchen, wooden floorboards.



KITCHEN 12' 1" x 8' 9" (3.68m x 2.66m)

Upvc double glazed window to rear, fitted with wall and base cabinets with work surface over, stainless steel sink unit, tiled splashbacks, space and plumbing for washing machine or dishwasher, space for free standing cooker, radiator, door to outer lobby and hallway, wooden floorboards.

OUTER LOBBY 11' 1" x 3' 6" (3.38m x 1.07m)

Doors to rear garden, guest cloakroom, store/utility and garage, tiled flooring.

GUEST CLOAKROOM 5' 1" x 4' 5" (1.55m x 1.35m)

Window to rear, close coupled w.c., pedestal wash hand basin, radiator.

STORE / UTILITY 5' 5" x 4' 6" (1.65m x 1.37m)

Plumbing for washing machine.



FIRST FLOOR ACCOMMODATION

LANDING 9' 5" x 6' 5" (2.87m x 1.95m)

Upvc double glazed window to side, loft access, doors to bedrooms, bathrooms, airing cupboard housing hot water cylinder, floorboards.

BEDROOM ONE 11' 4" x 10' 8" (3.45m x 3.25m)

Upvc double glazed window to front, built in cupboard, radiator, wooden floorboards.

BEDROOM TWO 10' 8" x 10' 1" (3.25m x 3.07m)

Upvc double glazed window to rear, built in cupboard, radiator, wooden floorboards.



BEDROOM THREE 8' 7" x 8' 4" (2.61m x 2.54m)

Upvc double glazed window to front, built in cupboard, radiator, wooden floorboards.

FAMILY BATHROOM 8' 8" x 5' 8" (2.64m x 1.73m)

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., vanity wash hand basin, shower cubicle, tiled surrounds, chrome ladder radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn with mature shrub borders, gated access to rear.

DRIVEWAY PARKING

There is a block paved driveway to the front of the property.

SINGLE GARAGE 16' 11" x 8' 6" (5.15m x 2.59m)

Up and over door, power and light, personal door to house.

REAR GARDEN

Fully enclose with wall and fence panels, mainly laid to lawn, mature flower and shrub borders, gated access to side.

