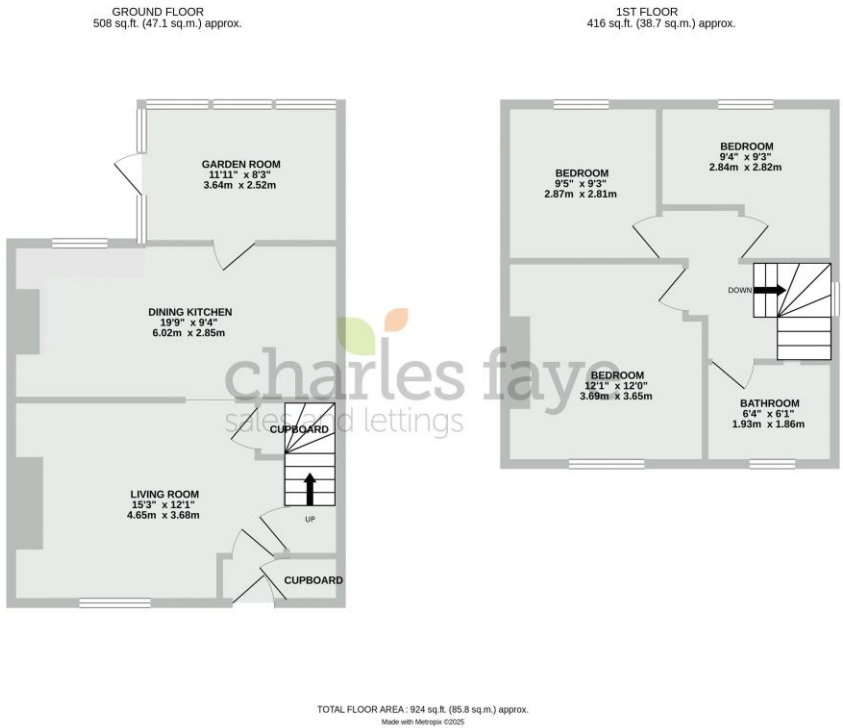


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Proceed along going through the set of traffic lights and bear left at the next roundabout in to New Road. go straight over next double round about and the property can be along on the right 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.

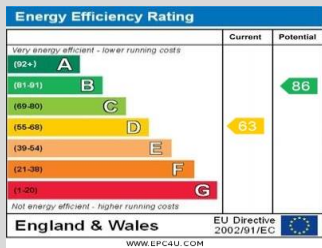
FINANCIAL ADVICE

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

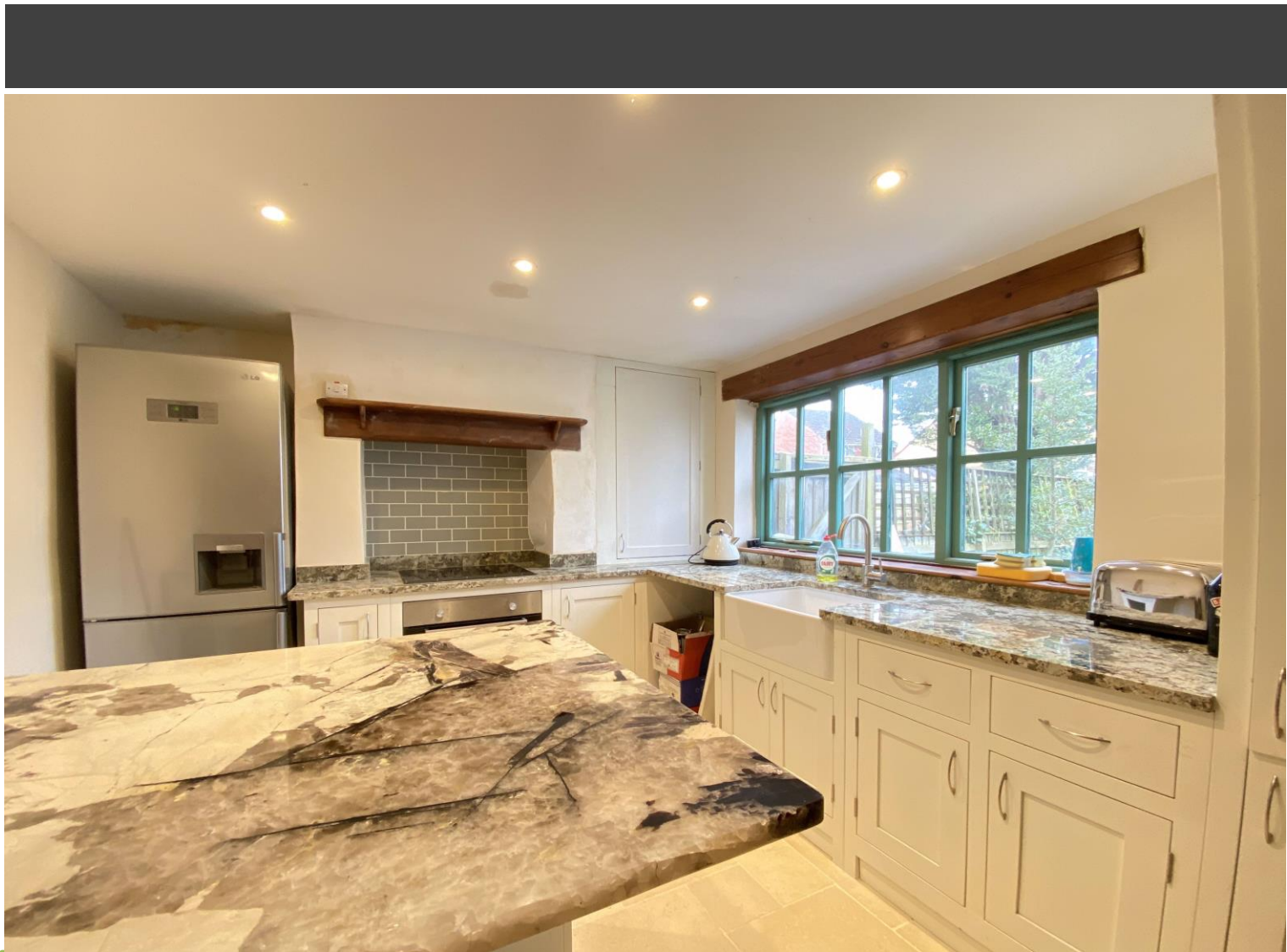
COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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



129 London Road
Calne, SN11 0AQ

£265,000

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

charles faye
sales and lettings

129 London Road, Calne

CHAIN FREE! Charming period cottage with timeless appeal, offering a perfect blend of character and modern comfort. The cozy living room features a log burner, creating a warm and inviting atmosphere. The fitted kitchen boasts elegant granite work surfaces, combining style and practicality for everyday living. A garden room provides additional versatile space, ideal for relaxing or entertaining while enjoying views of the garden. Upstairs, the property offers three generously sized double bedrooms, ensuring ample accommodation for family or guests. The family bathroom is thoughtfully designed to cater to modern needs. The enclosed rear garden is a private haven, perfect for outdoor activities, gardening, or simply unwinding. This enchanting cottage is a harmonious retreat that marries period charm with contemporary convenience, making it an ideal home for families or those seeking a tranquil lifestyle.

- **Period Cottage**
 - **Stunning Dining Kitchen**
 - **Three Double Bedrooms**
 - **Courtyard Garden**
- **Close To Local Amenities**
 - **Good Size Living Room With Wood Burner**
 - **Modern Bathroom**

PROPERTY FRONT

Step up leading to entrance door.

ENTRANCE PORCH 4' 0" x 2' 9" (1.22m x 0.84m)

Storage cupboard with original wood door, door to living room.

LIVING ROOM 15' 3" x 12' 1" (4.64m x 3.68m)

Window to front with window seat below, recessed spotlights, fireplace with oak mantle and wood burner, radiator, under stairs storage cupboard with original door, original door to stairs, wood flooring, opening with step down through to dining kitchen



DINING KITCHEN 19' 9" x 9' 4" (6.02m x 2.84m)

Window to rear fitted with a bespoke range of wall and base units with granite work surface over, Belfast sink, granite up stands, built in electric oven, electric hob with extractor above, space and plumbing for washing machine, space for fridge freezer, recessed spotlights, exposed beams, radiator, original door to garden room, tiled flooring.

GARDEN ROOM 11' 11" x 8' 3" (3.63m x 2.51m)

With windows to rear and side overlooking the garden, radiator, door to side, wood flooring.

FIRST FLOOR ACCOMMODATION

LANDING 7' 8" x 5' 7" (2.34m x 1.70m)

Feature window to side, recessed spotlights, exposed beams, doors to bedrooms and bathroom.



BEDROOM ONE 12' 1" x 12' 0" (3.68m x 3.65m)

Window to front, recessed spotlights, exposed beams, cast iron fireplace, radiator.

BEDROOM TWO 9' 5" x 9' 3" (2.87m x 2.82m)

Window to front, recessed spotlights, radiator.

BEDROOM THREE 9' 4" x 9' 3" (2.84m x 2.82m) `L` Shaped

Window to front, recessed spotlights, radiator.

BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m)

Window to front, loft access, fitted suite comprising vanity wash hand basin, close coupled w.c., panelled bath with shower over, tiled surrounds, radiator.



EXTERNALLY

REAR GARDEN

Paved patio, raised stone walled border, enclosed with panelled fencing, gated access across the neighbouring property.

