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The Green, Calne SN11 8DJ

Guide price £775,000

A stunning four bedroom Grade II Listed property dating back to the 17th Century. Situated in the heart of the Calne Heritage Quarter and within close proximity of all amenities which include a choice of shops, supermarkets, sport centres, library, schooling for all ages including the private girls school, St Marys. The accommodation is arranged over four floors with beautiful period features throughout. Stone tiled roof at the rear, slate to the front and Victorian bathroom extension. Ample TV points and in cupboard sockets in most rooms. The property also benefits from a recently renovated self contained one bedroom annexe. A fully enclosed garden to the front and pretty courtyard to the rear.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Hall

With doors to living room, dining room/study, cloakroom, kitchen and rear garden. Original tiled floor, beams, smoke alarm. Stairs to first floor and stone staircase to cellar.

Living Room

Beautiful bay window to the front with shutters, open working fireplace, built in cupboard and glass shelving, wall lights, radiator

Dining Room/Study

Window to the front with shutters, built in cupboard and bookshelves, beams, wall lights, fireplace, radiator.

Kitchen/Diner

Stunning recently fitted kitchen with a window to rear with shutters and bespoke upholstered window seat. The kitchen offers a comprehensive range of wall and base units with worktops over, composite undermount 1.5 sink. Island with prep sink, wine chiller, pull out larder, appliance garage, built in speakers. Two integrated slide and hide ovens, warming drawer, microwave, dishwasher and coffee machine. Five ring gas hob with remote control cooker hood over. Space and plumbing for a fridge/freezer. Feature fireplace, floor sockets, spot lighting and beams.

Cloakroom

Two piece suite comprising a low level WC and a Terrazzo sink, teak unit, fitted cupboards and hanging storage. Window to rear with plantation shutters, chrome heated towel rail, spot lighting.

Laundry/Utility Room

Window to rear, fitted with base units with worktops over with counter top sockets. Space and plumbing for automatic washing machine and freezer. Belfast sink, fireplace, copper pot, central heating boiler
door to stone spiral stairs leading up to entrance hall, stable door to rear courtyard.





Cellar

Base units with worktops over, integrated undercounter fridge, clay wine storage racks, smoke alarm, ample storage, beams.

First Floor Landing

With doors to bedrooms, family bathroom, Jack and Jill bathroom and stairs to second floor. Wooden flooring, radiator, wall lights, smoke alarm.

Bedroom One

Window to front with views over The Green. Fireplace, built in wardrobes, stained glass mullion window, beams, wall lights.

Bedroom Two

Window to rear with window seat, fire place, built in shelving, beams, hidden door to En-Suite.

En-Suite

Jack and Jill En-Suite comprising a three piece suite comprising shower cubicle, low level WC and wash hand basin. Mirror with light and integrated socket, waterproof laminate floor, spot lighting, chrome heated towel rail. Second door to landing.

Bedroom Three

Window to front with views of The Green. Built in cupboards, fireplace, radiator, wall lights, beams.

Family Bathroom

A beautiful recently fitted bathroom comprising of a free standing double ended bath with floor mounted mixer taps with shower head, low level WC, two wash hand basins with storage under. Book match tiled shower cubicle, mirrored demisting cupboard with LED lighting and integrated electric socket. Bluetooth speaker, LED recessed lighting, marble floor, porcelain wall tiled, quartz stone shelving. Two chrome heated towel rails. Window to rear with Cafe style shutters.

Family Room

Stairs from first floor leading to large attic room offering space for family/games room. Currently laid out with projector and ceiling mounted screen, ample under eaves storage to both sides of roof section, smoke alarm.

Bedroom Four

Windows to front, side and one to main attic, under eaves storage, radiator, beams and spot lighting.

Annexe

Separate self contained annexe with outdoor lighting sensor.

Living Room

Door to the side and window with shutters, wi-fi enabled electric heaters, fireplace, stairs to bedroom.

Wet Room

With low level WC, wash hand basin, electric shower with folding shower screen, heated radiator/mirror, internal window., tiled flooring.

Kitchen/Diner

Doors and window to front fitted with Cafe style shutters. Fully fitted kitchen with integrated electric oven and Induction hob with cookerhood over. Integrated dishwasher with space for washing machine and fridge/freezer. Built in microwave, spot lighting. Blackboard painted wall, loft access and storage under wet room. Separate water and electricity supply.

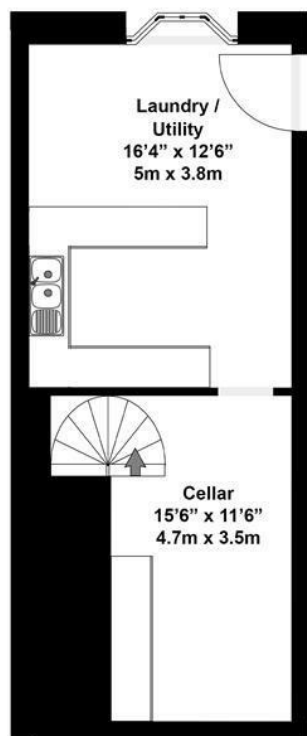




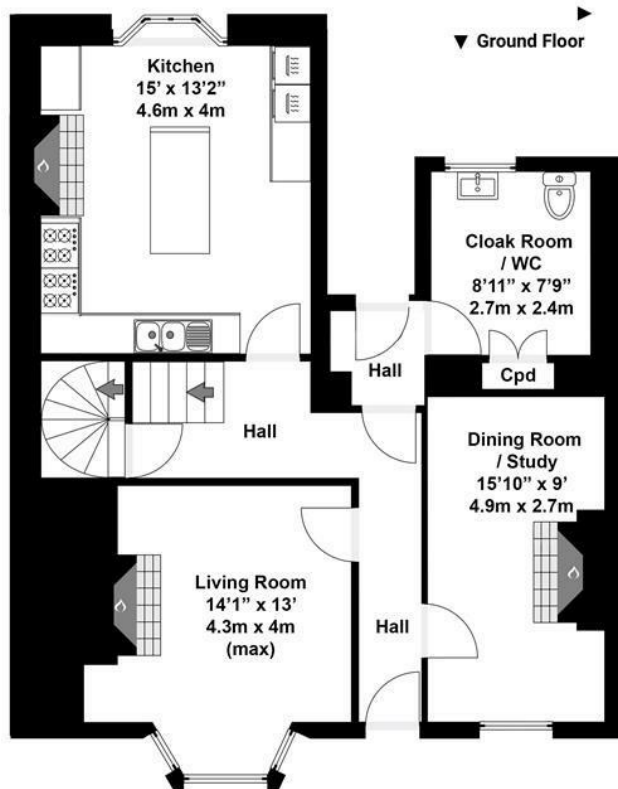


Total area approx: 2778 sq ft / 258 sq m

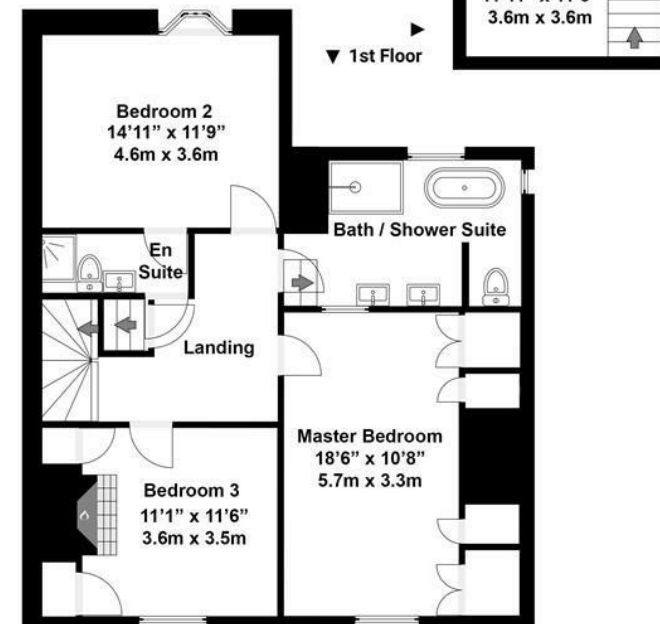
▼ Cellar



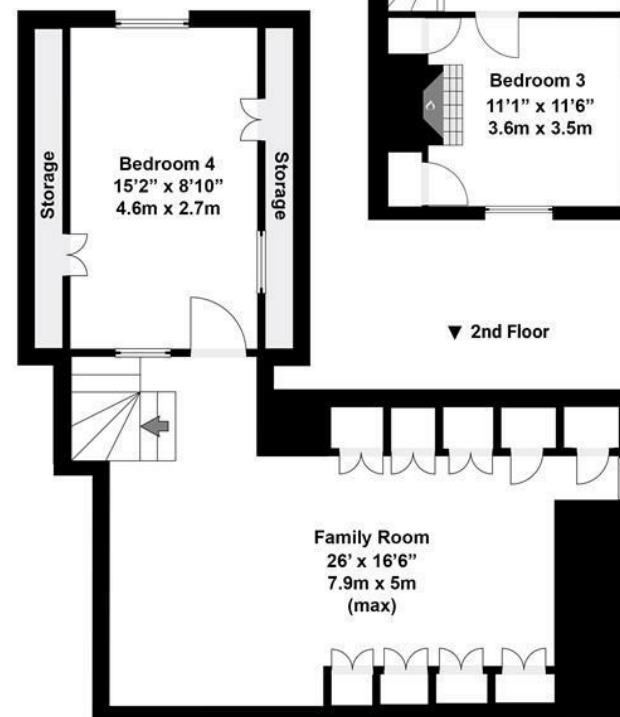
▼ Ground Floor



▼ 1st Floor



▼ 2nd Floor



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



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