



London Road, Calne

Guide price £280,000



London Road in Calne, this delightful terraced house offers a perfect blend of period features and modern day living with its three generous sized reception rooms. The three generously sized double bedrooms provide ample space for relaxation, while the study or cellar presents a versatile area that can be tailored to your needs, whether as a home office or additional storage.

Spanning four floors, this home boasts a unique layout that enhances its character and charm. The property is filled with delightful period features, adding a touch of history and warmth to each room. The well-appointed bathroom ensures convenience for the whole family.

For those who value outdoor space and parking, this property includes a garage and driveway parking, making it easy to come and go as you please.

This house is not just a home; it is a lifestyle choice, while being surrounded by the beauty of period architecture. Whether you are a growing family or looking for a spacious retreat, this property is sure to impress. Don't miss the chance to make this charming house your new home.

## Location

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

## Accommodation

Ground floor comprising of...entrance

porch leading you into the internal hallway with staircase to first floor. Understairs doorway leading you down into the cellar which is currently being used as a study and has the benefit of being on the main heating system and electric for the property.

Returning to the ground floor the living room is located to the right with a feature fireplace, doorway into the centrally located dining room which is semi open plan with the kitchen. The kitchen has been well designed to the current space and provides an abundance of cupboard space, both wall and base as well as allocated space for undercounter fridge, undercounter freezer, washing machine, dishwasher and rangemaster style oven. Double doors into rear garden as well as the two skylights make this a wonderfully bright and light space.

Moving to the first floor there are two double bedrooms, the main bedroom benefits from lots of built in cupboard /

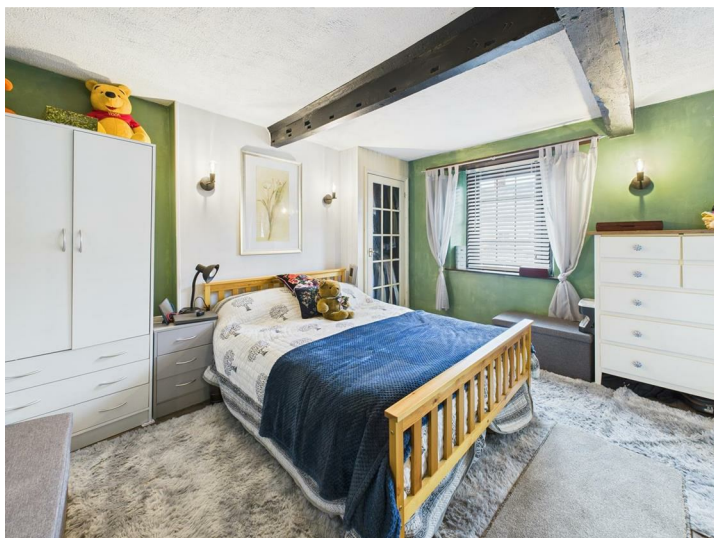
wardrobe space. Four piece family bathroom suite.

The third and final bedroom is located in the converted attic space creating the second floor.

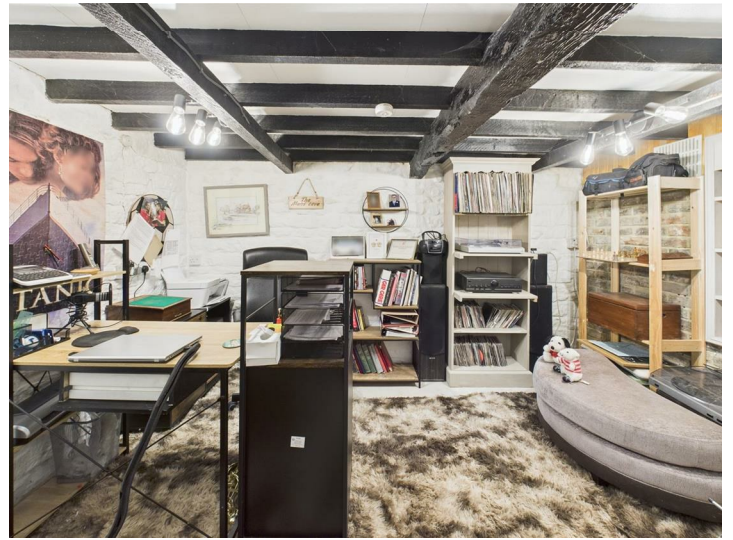
## Externally

The enclosed rear garden really is a tranquil spot which has been mainly block paved, with a section of artificial grass. Some mature borders with shrubs and access into the pedestrian door into the garage.

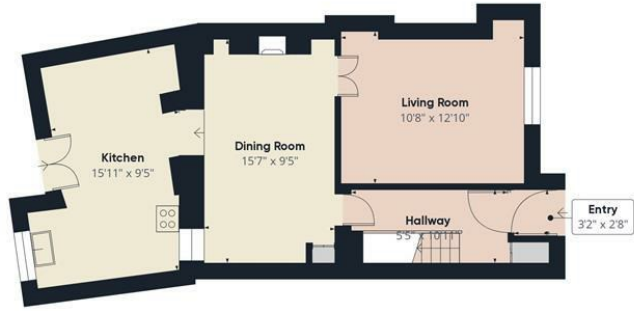
On the other side of the garage, there is a block paved and concrete driveway for approx two vehicles.











Ground Floor



Floor 1



Floor 2



Approximate total area<sup>8</sup>  
1336.68 ft<sup>2</sup>

Reduced headroom  
109.47 ft<sup>2</sup>

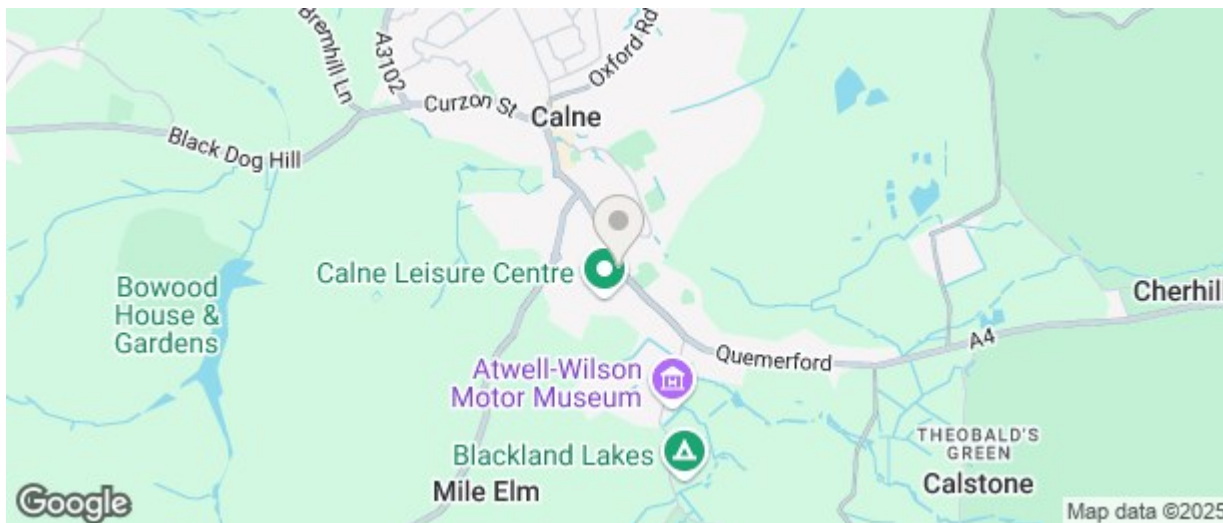
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing