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Park Lane, Calne SN11 8XN

Guide price £725,000

ATWELL MARTIN are delighted to bring to the market, Chalk Stones, a quintessential, beautifully presented detached Grade II Listed thatched cottage. . Filled with character including exposed beams, fireplaces and a bread oven. The accommodation includes living room, dining room, kitchen, bathroom and study/bedroom four to the ground floor. To the first floor there are three further bedrooms and a WC. Other benefits include a large garden with patio area, a well, mature planting, a double garage. log store, gravel driveway with parking for up to 6 cars. This well positioned chocolate-box cottage situated in the village of Cherhill is not to be missed.





Chalk Stones Park Lane, Cherhill, Calne, SN11 8XN

Situation Cherhill

Cherhill is situated on the A4 between Calne and Marlborough. It is best known for the 17th century White Horse and Obelisk situated on the Cherhill Downs and is owned by the National Trust. The area is popular with walkers who enjoy the beautiful countryside and farmland which surrounds this thriving village. The eclectic mix of property available in the village comprises 14th Century thatched cottages, contemporary new build and individual self built residences. This mix of housing with a church, village pub, primary school and village hall delivers a strong community feeling and wonderful place to live. 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 centers 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.



The Accommodation

With approximate measurements is arranged as follows:

Entrance Porch

Pretty entrance porch with thatched roof leading to front door.

Entrance Hall

Wooden front door leading into entrance hall with flag stone flooring, under stairs storage, beams, doors to dining room and living room.

Dining Room

16'1 x 13'1

Lattice windows to front and rear, stone fireplace, oak panelling, window seat, tiled flooring, beams, two radiators.





Kitchen

10'10 x 8'7

Open to dining room with windows to front and side, fitted kitchen offering a range of wall and base units, ceramic sink/drainer, inset to rolled edge work surfaces. Five ring Induction hob and remote controlled cookerhood over, integrated electric oven, fridge/freezer and automatic washing machine. Cupboard housing recycling bins, electric meter and a pull out larder, slate flooring.

Bathroom

Window to the side, bath with mixer over, separate shower cubicle, wash hand basin with storage under, low level WC, spot lights, part tiled, access to loft space.

Living Room

14'5 x 13'5

Lattice windows to front and rear, Inglenook fireplace with bread oven, feature stone wall, beams, wall lights, radiator, stairs to first floor landing.

Study/Bedroom Four

14'5 x 9'11

Lattice window to rear and external door to the front. Two under stairs cupboards, radiator, beams, stair case to first floor leading to bedroom three.

First Floor Landing

Lattice window to front with beautiful countryside views, feature stone wall, beams, access to loft and cold water tank, smoke alarm, radiator.

Bedroom One

14'5 x 13'5

Lattice windows to front and rear, vaulted ceiling, beams, two radiators.

Bedroom Two

14'3 x 10'0

Lattice window to rear, feature fireplace and beams, radiator.

Bedroom Three

14'5 x 10'6

Lattice window to rear and a further window to the side, stone wall, beams, vaulted ceiling, built in wardrobe, radiator.

WC

Two piece suite comprising low level WC and wash hand basin with storage under, radiator.

Externally

Garden

The property is set in 1/3 acre with a footpath leading to the front door Beautiful fully enclosed garden which is mainly laid to lawn with a patio area, mature planting, with a mixture of trees, bushes and flower beds. Gated access to the rear of the garage where there is a log store and storage for wheelie bins.

Double Garage

23'10 x 20'6

Double garage with two electric doors to front and further door to side, light and power, a total of 16 electric sockets.

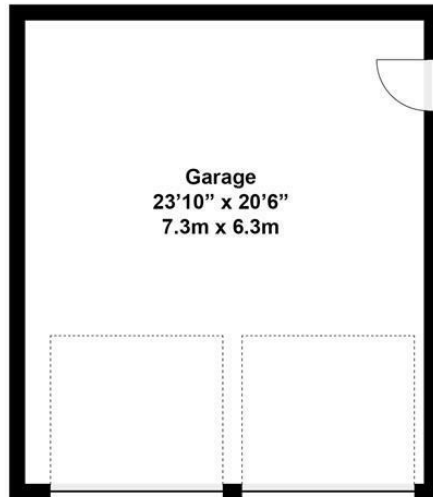
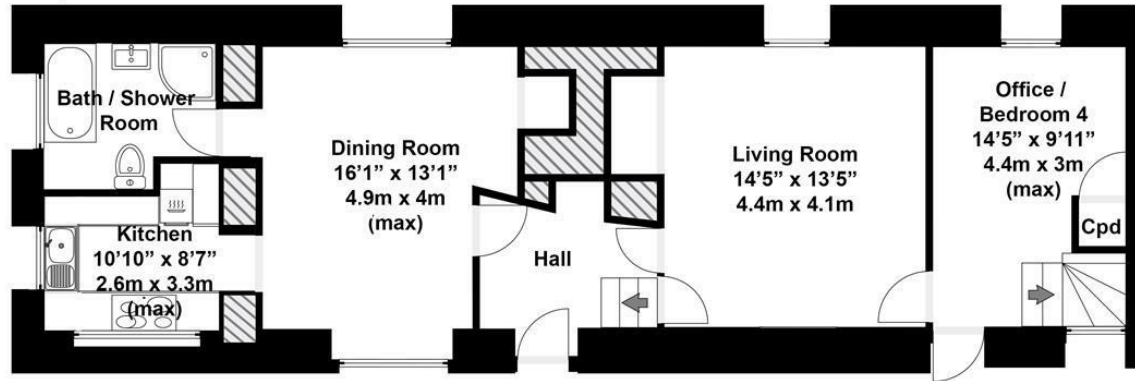
Agents Note

Council Tax Band: G

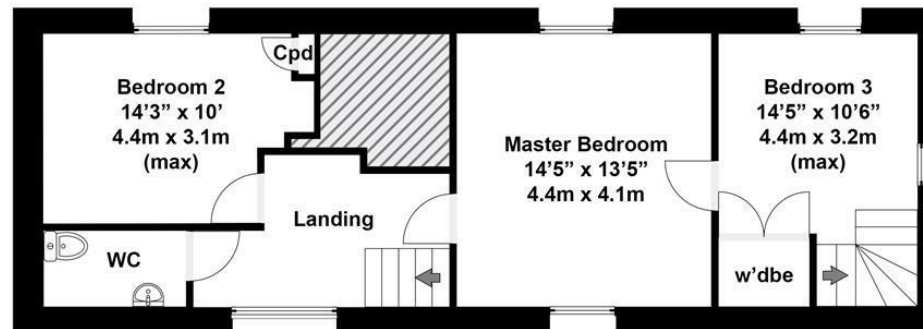




▼ Ground Floor



▼ 1st Floor



Total area approx: 1819 sq ft / 167 sq m
(Includes garage)



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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.