





📍 33 North Street, Calne, SN11 0HQ

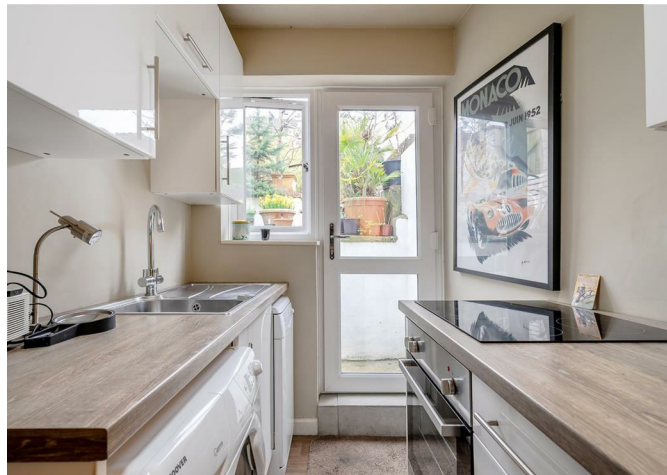
🔗 Offers In Excess Of £210,000

A lovely, quaint two bedroom cottage, superbly positioned within a stones throw of Calne town centre and its amenities, benefitting from modern accommodation, a lovely rear garden and out building. The cottage would make an ideal first time purchase or downsize opportunity.

- Quaint Cottage
- Charming Period Features
- Blend of Character & Modern Accommodation
- Well-Presented Throughout
- Two Bedrooms
- Stylish Bathroom & Kitchen
- Established, Pretty Rear Garden
- Outbuilding, Potential Office / Studio
- Close to Town Centre

🏡 Freehold

🏠 EPC Rating C





A lovely, quaint two bedroom cottage, superbly positioned within a stones throw of Calne town centre and its amenities. The property is full of character, and stylish accommodation, making it an ideal first time purchase or downsize opportunity.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting / dining room with pretty, exposed red brick fire place, modern fitted kitchen, stylish bathroom, one double bedroom with fitted wardrobes, and a further single bedroom.

Externally, the property benefits from a well-maintained, established garden, with very useful outbuilding, which could make the perfect home office / studio. There is on-street parking available along North Street.

### **Situation**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, 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 North Wilts and Bowood, 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.

### **Property Information**

Tenure: Freehold

Mains Electricity, Gas, Water & Drainage

Gas Fired Central Heating

EPC Rating: C

Council Tax Band: A



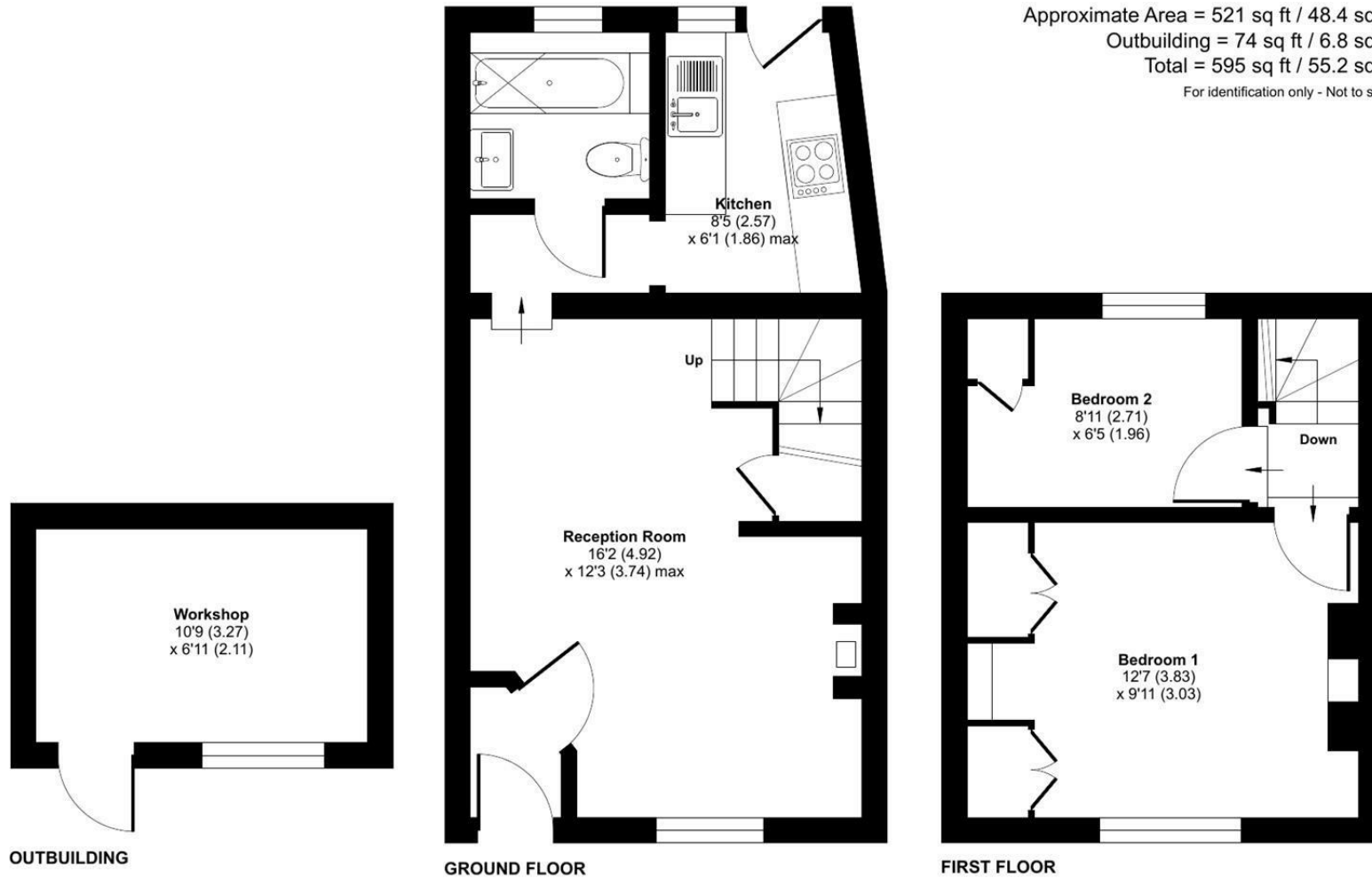
## North Street, Calne, SN11

Approximate Area = 521 sq ft / 48.4 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 595 sq ft / 55.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1262604

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