



**Church Street, Heritage Quarter, Calne**  
**Asking Price £289,950**



HERITAGE QUARTER! NO CHAIN! Presented in a fantastic condition is this three double bedroom period home placed in the heart of the Heritage Quarter just off of the Merchant's Green. The first floor features three double bedrooms and a family bathroom. To the ground floor there is an entrance porch, spacious living dining kitchen and a living room with approx 9ft high ceilings. The home benefits from having a comfortable cellar which offers space to allow multiple uses. Externally there is a small, but well thought out south west facing courtyard garden. Gas central heating. The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. Close to the home is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street, a Norman Church and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre passing the river. The area offers further cafes, bistros, restaurants and good shopping.



The home is placed just to the south of the centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

To the east down the A4 you will pass Cherhill White Horse, Historic Avebury, onto Marlborough and the M4 eastbound. To the west is Chippenham, Roman Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound.

### THE HOME

The home is placed between The Merchants Green and the Norman Church. Outlined in more detail as follows;

### ENTRANCE PORCH

Upon entry to the home an entrance porch allows space for display furniture and coat hooks. A door leads to the living dining kitchen.

### LIVING DINING KITCHEN 26'8 x 12'7 (8.13m x 3.84m)

A dual aspect living dining kitchen. A fantastic space for interaction with family and guests. A window views out the front of the home and a stable door with window view into the courtyard garden. The room can be described as following:

### KITCHEN AREA

The kitchen comprises of matching wall and base units inset to the units is a sink and a half with drainer. Integrated to the breakfast bar unit is an electric hob. Further space allows for a cooker, fridge freezer and washing machine. A stable door leads to the courtyard garden.

### DINING LIVING AREA

The space allows for a dining table and chairs, small lounge furniture and display furniture. Stairs rise to the first floor landing and doors lead to the cellar and living room.

### LIVING ROOM

#### 14'9 x 10'8 (4.50m x 3.25m)

The living room features approx 9ft high ceilings and a window viewing out the front of the home. The room allows plenty space for multiple sofas and further living room furniture.

### FIRST FLOOR LANDING

The first floor landing leads to all three bedrooms and the family bathroom.

### MASTER BEDROOM

#### 13'10 x 11'9 (4.22m x 3.58m)

A dual aspect bedroom having windows at the front and rear. The room allows space for a king size bed and further bedroom furniture.

### BEDROOM TWO

#### 14'11 x 10' (4.55m x 3.05m)

Bedroom two has a window viewing out the front of the home. Currently a curtain provides discreet clothing storage. The room can accommodate a double bed and further bedroom furniture. A door opens to a storage cupboard.

### BEDROOM THREE

#### 11' x 8'9 (3.35m x 2.67m)

Bedroom three can also accommodate a double bed and further bedroom furniture, a window views out the front of the home. There is also a door which opens to a storage cupboard.

### FAMILY BATHROOM

#### 7'8 x 5'8 (2.34m x 1.73m)

The family bathroom comprises of a wash basin, water closet and claw foot bath with shower above. A window opens to the side of the home.

### CELLAR

#### 17'11 x 9'9 (5.46m x 2.97m)

A welcome extra reception room. A comfortable space which is large enough to offer multiple uses. A further door leads to a room housing the drainage.

### COURTYARD GARDEN

A small, but well dressed rear courtyard garden. Perfect for alfresco dinner for two. To be noted is how close the Merchant's Green is which is a pleasant, open green space.

To arrange a viewing please contact Butfield Breach on 01249 821 110.



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**Directions:** For exact location please contact Butfield Breach on 01249 821 110.

