



**The Pippin, Calne**  
**Guide Price £285,000**



A charming three bedroom mid terraced period home with a fantastic bonus of a garage. Located just a few minutes walk from the centre of Calne. Internally on the ground floor the home offers a spacious kitchen with a utility area to one side, dining room with feature fire place and a living room to the front of the home with an open fire and surround. The first floor offers two generous bedrooms complimented by a four piece family bathroom. There is a further bedroom in the attic. Externally the home has a wonderful rear garden full of mature plants and raised flower beds. At the bottom of the garden there is a garage which has been split into storage space and a study/workshop. Gas central heating.



An outline of the home and surrounding area is as follows:

## LOCATION

Placed in the heart of the town the home is on the doorstep of excellent facilities. A gentle walk away are some of the Historical features of the town which include the Norman Church, The River Marden, quaint shops of Church Street and the Merchants Green. Castlefields Park is within walking distance and beyond is countryside. There is a bus route every 20 minutes, connecting Calne west to Chippenham and north to Swindon is close by (both with rail stations).

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the bypass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## THE HOME

Outlined as follows:

### ENTRANCE HALL

Upon entering the home is an entrance hall where stairs rise to the first floor accommodation and a door leads to the living accommodation. Laminate flooring with a carpeted runner.

### OPEN PLAN LIVING DINING ROOM

A spacious open living space which has been arranged to allow two natural areas for dining and lounging. Laminate flooring and storage under stairs storage.

### LIVING ROOM

**11'7 x 9'10 (3.53m x 3.00m)**

Positioned at the front of the home with a sash window allowing the living room to be filled with lots of natural light. There is space for multiple sofas and display furniture around a working fire with surround.

### DINING FAMILY ROOM

**11'10 x 11'6 (3.61m x 3.51m)**

A generous sized dining area with two natural alcoves for display furniture either side of a beautiful chimney breast.

Ample space allows for a dining room table and chairs. A door leads through to the kitchen. Spot lighting.

### KITCHEN UTILITY

Located at the rear of the home is the kitchen utility. This space is open across the back of the home but has been arranged to allow a natural area for cooking and utility appliances.

### KITCHEN

**12'6 x 8'10 (3.81m x 2.69m)**

Fitted with a range of matching base and wall hung units with granite worktops over. Inset to the worktops is a stainless steel sink and half with drainer and integrated into the units is a dishwasher. Space allows for a gas range cooker with a stainless steel extractor hood over. A large window views out over the rear garden and an opening leads to the utility area. Tiled finishings.

### UTILITY AREA

**8'3 x 5'11 (2.51m x 1.80m)**

A great use of space where there is power and plumbing for a washing machine, tumble dryer and fridge freezer. Tiled finishings and a door leads to the rear garden.

### FIRST FLOOR LANDING

A balustrade landing where doors gives access to the master bedroom, bedroom two and the family bathroom. A further doors opens to where stairs rise to the attic bedroom.

### MASTER BEDROOM

**15'1 x 9'11 (4.60m x 3.02m)**

A fantastic sized room with two sash windows allowing the room to be filled with lots of light. Two alcoves give a natural space for storage furniture around a feature fireplace. Space allows for a king size bed, bedside tables and further display furniture. Wood flooring.

### BEDROOM TWO

**11'11 x 8'5 (max) (3.63m x 2.57m (max))**

Also having a feature fireplace bedroom two can accommodate a double bed, bedside table and further bedroom furniture. A sash window gives viewing over the rear garden.

### FOUR PIECE BATHROOM

**8'7 x 8'7 (2.62m x 2.62m)**

A generous sized four piece family bathroom consisting of a bath with shower mixer taps, corner shower cubical, pedestal wash basin and a water closet. A door opens to where the boiler is housed with storage space. Tiled finishings and obscured glass sash window.

### SECOND FLOOR ATTIC BEDROOM

**14' x 10'9 (plus eave storage) (4.27m x 3.28m (plus eave storage))**

Offering multiple uses this room could be utilised as a further double bedroom or study. A Velux window views out over the roof tops of Calne.

### EXTERNAL

Outlined as follows:

#### FRONT GARDEN

Designed for the ease of maintenance the front garden has been laid to patio with an ornamental wall and a few mature shrubs.

#### REAR GARDEN

A beautiful rear garden which is southerly exposed and has been planted with an array of mature shrubs and plants, of which some are in raised flower beds. Adjacent from the house is a patio area where a path leads up past a raised pond, which could become a raised flower bed or vegetable patch, over a shingled area to where a large section of the garden has been laid to lawn. To the other side of the lawned area is where the garage/workshop is located.

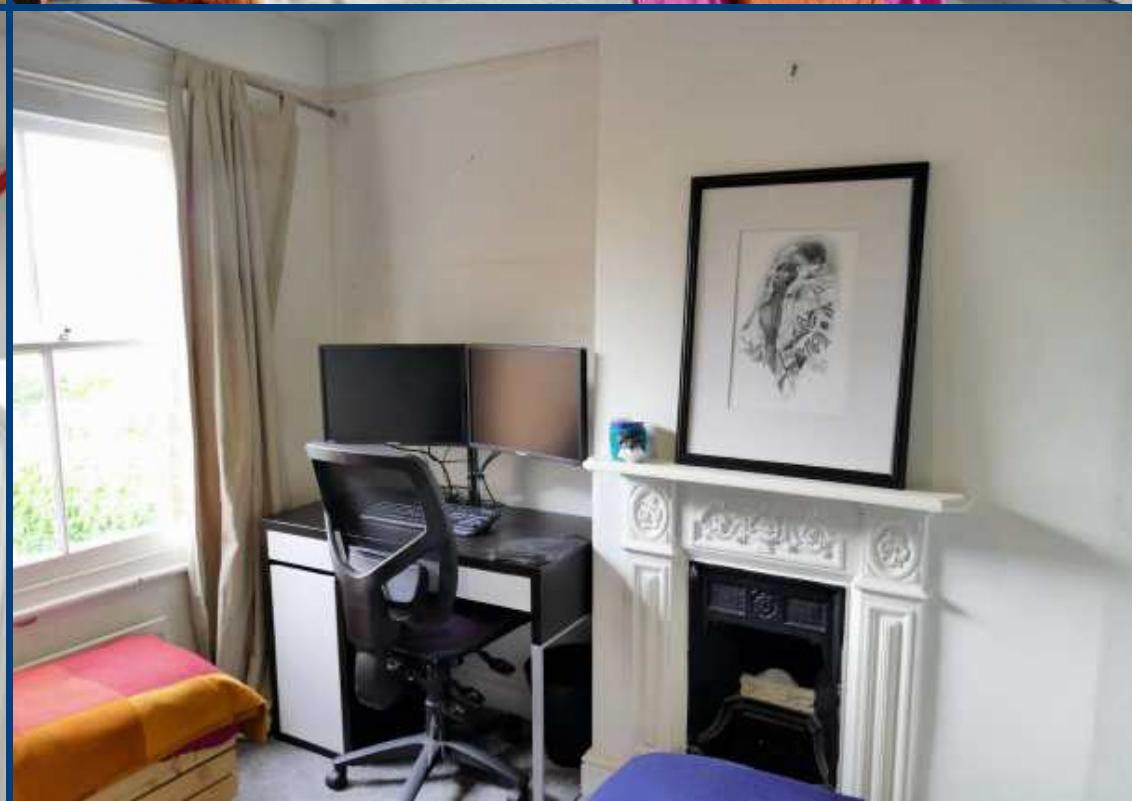
#### GARAGE/STUDY WORKSHOP

The garage has been divided into two sections. A study/workshop is at the back of the garage accessed via a pedestrian door from the rear garden. Fitted with power points and light this space would make an ideal office space or workshop. The dimensions are 11'6 x 10'4. The front section of the garage has been fitted with electric roller doors, the dimensions being 12'7 x 8'6. With some remedial works the garage could be utilised as one open garage space if required.

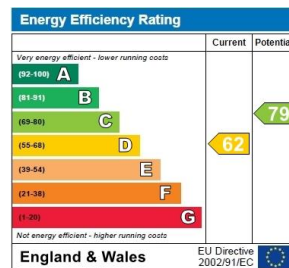
#### N.B

To the rear of the property a private road which gives vehicles access to the garage and a right-of-way exists across the rear of the terrace.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.







**Directions:** From the centre of Calne proceed north east through Wood Street the right onto Oxford Road. Go straight over the mini roundabout and The Pippin is the second right. The home is positioned near the bottom of The Pippin on your right hand side.