



Oxford Road, Calne
Offers In Excess Of £343,000



LARGE GARDEN WITH LOG CABIN AND DOUBLE GARAGE! Placed within walking distance of the town centre and its amenities, is this 1930s, three-bedroom semi-detached home. Internally on the ground floor, there is an entrance hall, living room with bay window and gas fireplace, dining kitchen, conservatory, and a utility store. On the first floor, there are three bedrooms with two of them being double and the master having fitted wardrobes. There is also a family bathroom. Externally the home enjoys an approx 300ft rear garden, with an area for relaxation, entertainment, and cultivation. There is also a log cabin fitted with power and light, a double garage, and sheds. The home also benefits from having a shared lane to the rear allowing extra parking, as well as parking to the front of the home. Gas central heating and double glazing.



ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

The property is placed just a few hundred meters to the North of the centre of Historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen. The property offers a gentle walk to Medical Centres and Pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants, and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket.

THE HOME

Outlined in more detail as follows:

ENTRANCE HALL

Upon entering the home, you come to an entrance hall, where balustrade stairs rise up to the first-floor accommodation. Doors lead through to the living room and to the living and dining kitchen. A further door opens to a cupboard beneath the stairs. Space allows storage furniture. Carpeted flooring.

LIVING ROOM

13'3 x 11'5 (4.04m x 3.48m)

With a bay window overlooking the front of the home, is the living room. Space allows for multiple sofas and display furniture around a gas fire with a stone surround. Carpeted flooring.

DINING KITCHEN

17'3 x 11'11 (5.26m x 3.63m)

Following the entrance hall is the dining kitchen. The room has been arranged allowing two natural areas, ideal for those who like to interact with dinner guests. Outlined in more detail as follows:

KITCHEN

The kitchen has been fitted with a range of wall and base cabinets. Integrated into the kitchen are a mid-height oven, microwave oven, and an induction hob with an extractor hood over. Space and plumbing allow for a dishwasher. Beneath a window looking out into the conservatory is a sink and a half with a drainer. Tiled finishings.

DINING AREA

This section of the room allows for a dining room table and further display furniture on either side of a feature chimney breast. A glazed door opens into the conservatory. Carpeted flooring.

CONSERVATORY

12'6 x 9'11 (3.81m x 3.02m)

Following on from the dining kitchen, you come to a fantastic-sized conservatory. The room could be utilized as a further lounging area, home office, or dining room. French doors and a further door, open out to the rear garden, expanding the living space during the warmer months. Two wooden doors open to a utility Store.

UTILITY STORE

9'11 x 3'10 (3.02m x 1.17m)

With a window looking out over the rear garden is the utility store. Space and plumbing allow for a washing machine, tumble dryer and fridge freezer.

FIRST FLOOR LANDING

A balustrade landing where a window looks out over the side of the home filling the room with natural light. Doors lead to all three bedrooms and the family bathroom.

PRINCIPAL BEDROOM

11'9 x 8'4 plus wardrobes (3.58m x 2.54m plus wardrobes)

With a window enjoying views out over the rear garden of the home, is the principal bedroom. Space allows for a king-size bed and bedside tables. The room benefits from having fitted wardrobes. Carpeted flooring.

BEDROOM TWO

11'2 x 10'9 (3.40m x 3.28m)

With a window opening out over the front of the home is bedroom two. This room can accommodate a double bed as well as bedside tables and further bedrooms furniture. Carpeted flooring.

BEDROOM THREE

7'10 x 6'8 (2.39m x 2.03m)

Also with a window looking out over the front of the home is bedroom three. This room can accommodate a single bed and further bedroom furniture. This room would also make a great home office or hobby room.

FAMILY BATHROOM

6' x 5'10 (1.83m x 1.78m)

The family bathroom consists of a panel-enclosed bath with a shower over, pedestal wash basin, and a water closet. A window with privacy glass opens out over the rear of the home. Tiled finishings.

EXTERNAL

Outlined in more detail as follows:

REAR GARDEN

Adjacent to the conservatory, is an impressive sized garden, which is approx. 300ft long. The garden has many areas for relaxation, dining, and cultivation. The garden has been planted with a beautiful array of plants, shrubs, bushes and trees, making this a lovely garden retreat. There are multiple sheds and a greenhouse. This would be ideal for chickens. There is a gate that allows access to the front of the home.

LOG CABIN

14'7 x 10'8 (4.45m x 3.25m)

Placed near the bottom of the garden is a log cabin. The cabin benefits from having power, light, and an Ethernet cable. This room allows for multiple uses, such as a workshop, lounging area, or home office. Windows and French doors open out to the rear garden.

DOUBLE GARAGE

26'5 x 8'9 (8.05m x 2.67m)

Accessed via an up-and-over door, fitted with power and light, the garage is placed near the middle section of the garden.

REAR PARKING

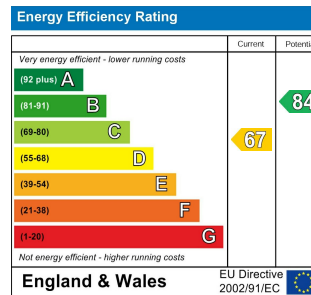
A shared private lane leads to the bottom of the garden allowing extra parking for multiple vehicles if required.

FRONT PARKING

To the front of the home is a paved area, allowing parking for two. A gate allows side access to the garden.







Directions: For exact locaiton and details on how to view please contact Butfield Breach on 01249 821110

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