



**The Pippin, Calne**  
**£235,000**



Situated in the heart of Calne, right on the doorstep of amenities, shops and bus links, is this two double bedroom period home. The property benefits from having parking and a large 18'8 x 11'6 garage. Internally on the ground floor, there is an entrance hall, living dining room with bespoke-made units on either side of chimney breasts, as well as a kitchen and lean-to boot room. On the first floor, there are two double bedrooms with the second bedroom having a beautiful feature fireplace. There is also a modern family bathroom. Externally there is a private, southerly exposed rear garden, which is of an excellent size. There is also a garage and parking behind double gates. Electric heating and double glazed.



## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the by-pass 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.

## 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).

## THE HOME

Outlined in more detail:

## ENTRANCE HALL

Upon entering the home via a decorative glazed door, you come to the entrance hall, where stairs rise up to the first floor and a door leads through to the living dining room.

## LIVING DINING ROOM

**22'8 x 11'10 (6.91m x 3.61m)**

Following on from the entrance hall, you come to a fantastic sized living dining room. The room has been arranged allowing natural areas for lounging and dining, making this a pleasant room for entertaining guests. Space allows for multiple sofas and display furniture as well as a dining room table and chairs. Either side of two chimney breasts are bespoke made cabinets. A sliding door leads through to the kitchen and a window looks through to the lean to boot room. A further door opens to storage beneath the stairs.

## KITCHEN

**12'4 x 8'9 (3.76m x 2.67m)**

Placed at the back of the home, with a window opening out to the rear garden and into the lean-to, is the kitchen. The kitchen has been fitted with a range of wall and base cabinets. Inset to the work surfaces is a sink with drainer. Space and plumbing allow for a cooker, fridge freezer and a washing machine. A door opens through to the lean-to boot room.

## LEAN-TO BOOT ROOM

**11'4 x 6'1 (3.45m x 1.85m)**

Following on from the kitchen you can come to this lean-to boot room. Space allows for storage of outdoor equipment or attire. A door opens out to the rear garden.

## FIRST FLOOR LANDING

A balustrade landing, where doors open to both the bedrooms and the family bathroom. Here is where the loft hatch is located.

## PRINCIPAL BEDROOM

**15'2 x 10' (4.62m x 3.05m)**

With two windows opening out over the front of the home, filling the room with natural light, is the principal bedroom. Space allows for a king size bed and bedside tables, as well as further bedroom furniture.

## BEDROOM TWO

**12'4 x 9'7 (3.76m x 2.92m)**

With a window enjoying views out over the rear garden, is bedroom two. Space allows for a double bed and further bedroom furniture around a feature fireplace.

## FAMILY BATHROOM

**9'6 x 8'10 (2.90m x 2.69m)**

The modern white suite family bathroom consists of a P-shaped bath with a shower over, water closet, and a wash basin. Space allows for storage furniture. A door opens to an airing cupboard. Tiled finishings. A window with privacy glass opens out over the rear garden of the home.

## EXTERNAL

Outlined in more detail as follows:

### FRONT GARDEN

The front garden has been designed for ease of maintenance, Steps lead up to the front entrance.

### REAR GARDEN

Adjacent to the rear lobby boot room is a fully enclosed, private rear garden. The garden is of an excellent size and has been arranged allowing areas for relaxation and cultivation. The garden also benefits from having a greenhouse and a shed. At the bottom of the garden, a pedestrian door leads through to the garage.

### GARAGE

**18'8 x 11'6 (5.69m x 3.51m)**

Accessed via an up and over door from the front of the garage or a pedestrian door from the side. The garage has been fitted with power and light. A window looks out over the rear garden.

### PARKING

Behind double gates, is parking for one.

### N.B

The property has Rights of Ways over neighbouring gardens.



