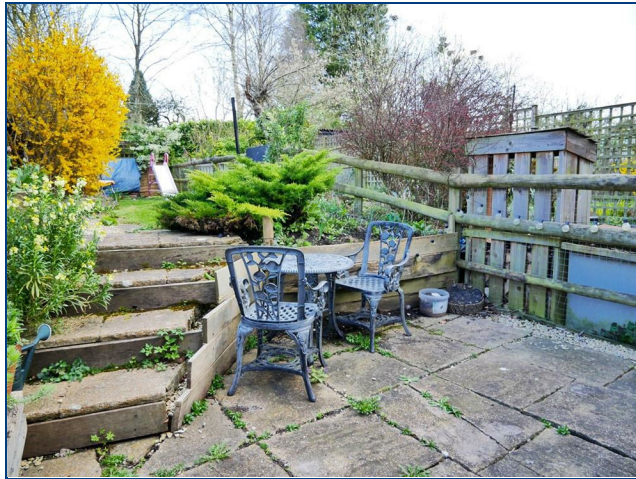




Blackland Crossroad, Calne
£270,000



NO CHAIN AND VACANT POSSESSION! A beautifully presented three-bedroom cottage, filled with character and many bespoke fittings. Located in a rural setting with views and access to open countryside. Internally, on the ground floor, there is an entrance porch, a living room with a log burner, and a spacious dining kitchen with granite worktops. On the first floor, there are two double bedrooms, with the principal having a feature fireplace and bedroom two having bespoke-made storage. There is also a family bathroom. On the second floor is the third bedroom, also with fitted storage. Externally, the cottage enjoys having a front garden, as well as a generous-sized rear garden. Double glazing and boiler stove heating.



ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Derry Hill/Bowood, Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. To the south is the market town of Devizes.

LOCATION

The home is placed south of Calne close to some of the most beautiful countryside Wiltshire has to offer. Just a short drive away is Calne town centre, a leisure center with swimming pool, multiple schools and fantastic bus links.

THE HOME

Outlined in more detail as follows:

ENTRANCE PORCH

Upon entering the home, a porch allows space for outdoor attire. A window looks out over the front of the home. Tiled floor.

LIVING ROOM

12'3" x 12'1" (3.73 x 3.68)

From the entrance porch, you come to the living room, space allows for multiple sofas and display furniture around an exposed brick chimney breast with a log burner. Solid wood flooring and spotlighting. A sash-style window enjoys views out over the front of the home. A glazed double door opens to the dining kitchen.

DINING KITCHEN

19'6" x 11'9" (5.94 x 3.58)

Following on from the living room, you come to a spacious dining kitchen. The room has been arranged allowing natural areas for cooking and dining, making this a pleasant space for entertaining dinner guests. The kitchen has been fitted with a

range of bespoke made, wooden wall and base cabinets with granite work surfaces over. Beneath a large window enjoying views out over the rear garden is an inset sink. Space and plumbing allow for a slim-line dishwasher, washing machine, cooker, and fridge freezer. Tiled finishings. Space allows for a dining room table and a variety of display furniture. Spotlighting, Velux windows, and tiled finishings. A glazed door opens out to the rear garden and balustrade stairs rise to the first floor.

FIRST FLOOR LANDING

A balustrade landing where doors open to two of the three bedrooms and the family bathroom. A further door opens to where stairs rise to the second-floor attic room. Solid wood flooring.

PRINCIPAL BEDROOM

11'5" x 11'4" (3.48 x 3.45)

An impressively sized room, with a sash style window allowing views out over fields. The room can accommodate a king-size bed and further bedroom furniture, around a beautiful exposed brick feature fireplace. A door opens to an airing cupboard, where the water cylinder is housed. Solid wood flooring.

BEDROOM TWO

10'5" x 7'5" (max) (3.18 x 2.26 (max))

With two windows enjoying views out over the rear garden, is bedroom two. Space allows for a double bed and further bedroom furniture. The room has a range of bespoke fitted units including hanging space and overhead cupboards. Finished with solid wood flooring.

BATHROOM

A modern bathroom suite consisting of a p-shaped, panel-enclosed bath that has a shower and splash screen, water closet and wall hung bowl style wash basin. Fully tiled with a heated towel rail and spotlighting.

BEDROOM THREE

13'0" x 11'3'0" (max)

From the first-floor landing, a door opens to where stairs rise up to the second-floor attic room. Space allows for a small double bed and further bedroom furniture. This room would also make a great home office with beautiful countryside views out of Velux-style windows. The room also benefits from having bespoke wardrobes and eave storage. Solid wood flooring.

EXTERNAL

Outlined in more detail as follows:

FRONT GARDEN

The front garden is mainly laid to lawn, with mature shrubs and bushes. A path leads to the front entrance.

REAR GARDEN

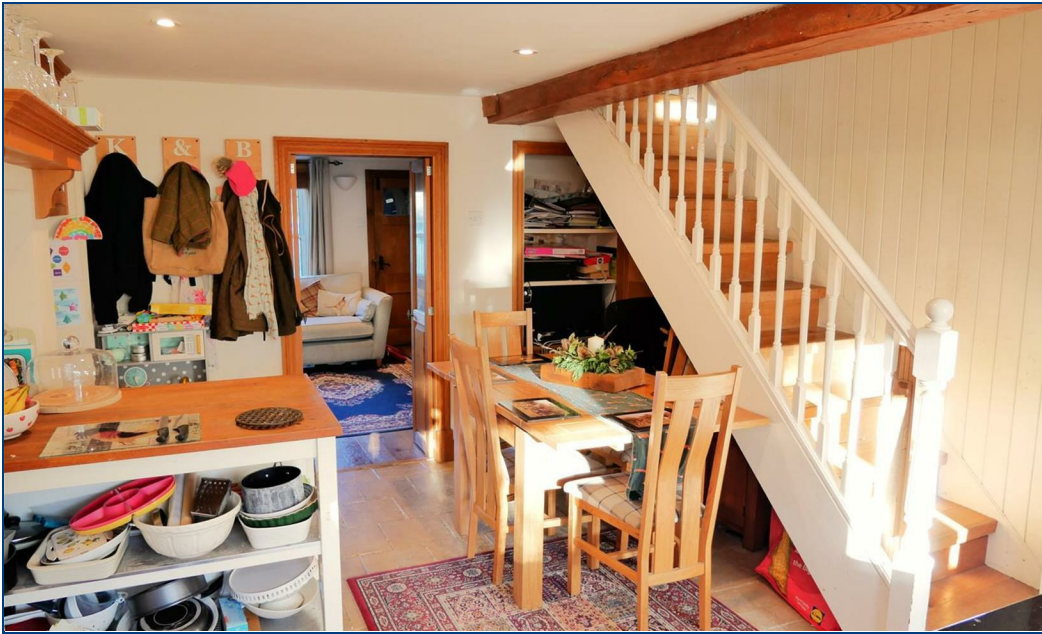
Adjacent to the dining kitchen is a generous-sized patio area, ideal for lounging and dining furniture during the warmer months. Steps rise to a lawned garden, planted with an array of shrubs, bushes, and flowering plants. Placed at the bottom of the garden is a shed allowing storage or potential for a workshop.

N.B

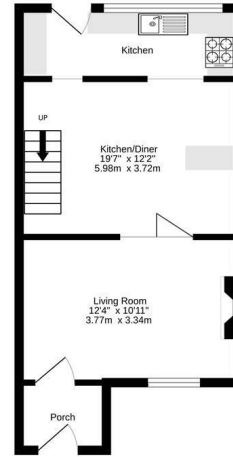
Please note there is an access path to the rear for neighbouring properties to the road. The property is also heated by a boiler stove.



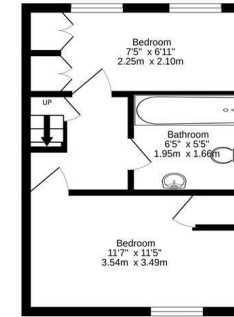




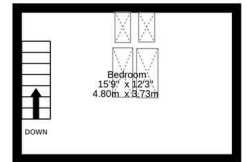
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



2ND FLOOR
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.