



Oxford Road, Calne
£360,000



In need of updating and refurbishment. An individually built detached bungalow that is placed on a fantastic plot. With gardens to all sides it cries out to be extended by any future owner. The 24ft living room has a lovely circular picture window and a fireplace. There is a 16ft kitchen and a conservatory. The bedrooms are large doubles and are complemented by a modern bathroom. An arched entrance door leads to a formal hall. A gravel drive with turning leads to a double garage (in need of refurbishment). The gardens offer areas of good privacy and personal character. There is both gas central heating and double glazing. The property would benefit from home improvements. (N.B. images were taken a number of Summers ago and are as a guide only). No Chain!



INTRODUCTION

This individually built bungalow is located down a private lane. The positioning means that it is a gentle walk to the town centre giving access to a multitude of facilities and public transport.

ACCESS & AREAS CLOSE BY

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

FORMAL HALL

14'7" x 4'2" (4.45 x 1.27)

From here there are doors that give access to the living room, bedrooms and inner hall. There is room for display furniture.

LIVING ROOM

24'6" x 12'1" (7.47 x 3.68)

This room is a wonderful size and offers a dual aspect. There are two windows and a further circular window that adds to the character of the room. The focal point is a fireplace with timber mantle, recessed display and a gas coal effect fire. The spaciousness of the room enables it to offer both lounging and dining areas. Doors lead to both the formal hall and inner hall.

INNER HALL

From here there is access to the kitchen and the living room.

FITTED KITCHEN

16'9" x 6'3" (5.11 x 1.91)

A window offers a lovely view over landscaped gardens. There is a selection of fitted floor cabinets with work surfaces. Along one wall is a sizeable worktop which is ideal for barstools and further

workspace. Inset is a double oven, a 1 ½ sink and drainer and space has been allowed for a fridge. Tile finishes. At one end of the room are bespoke fitted shelves offering a dresser style feel. A door leads out to the conservatory and there is an opening to the utility lobby.

CONSERVATORY

9'10" x 7'1" (3.00 x 2.16)

A glazed door leads out onto a generous patio area and windows to two sides offer views over the gardens. There is space for sofas or can be used as a breakfast area to complement the kitchen.

UTILITY LOBBY

A door leads into the bathroom and there is a recess with plumbing for a washing machine. Gas central heating boiler.

BATHROOM

9'0" x 5'10" (2.74 x 1.78)

The room has a window with privacy glass. There are tile finishes plus a tile floor. The suite has a panel enclosed bath, pedestal wash basin and a water closet. There is the feature of the chrome towel rail radiator.

BEDROOM ONE

12'4" x 12'3" (3.76 x 3.73)

The bedroom is a window with a garden view. There is room for a super king-size bed and further bedroom furniture to complement.

BEDROOM TWO

12'3" x 12'0" (3.73 x 3.66)

Another large bedroom with a window overlooking a garden. Again there is room for a super king-size bed and further bedroom furniture.

EXTERIOR

Outlined in brief as follows:

MAIN ENTRANCE GARDEN

An arch iron gate opens to a pathway that leads to the front doorway. The front door is setback offering an open porch that has an impressive arch and pillars around it. The main entrance garden has a lawn and

gives access to the rear garden and to the front boundary garden. The main entrance garden has deep bushes which could be cut back to offer further accessible space.

FRONT BOUNDARY GARDEN

The boundary is hedge and there is a shaped lawn. There is the focal point of a flowerbed with mature planting. A pathway leads down the side of the home to the gravel drive.

REAR GARDEN

This garden runs across the rear of the home and leads to the large landscaped garden. There is a lawn and an area designated for cultivation. Greenhouse.

LARGE LANDSCAPED GARDEN

Adjacent to the conservatory is a generous patio area ideal for outside dining and entertaining. From here there is access to the landscaped garden and to the gravel drive. The landscaped garden has an abundance of mature planting, ornamental trees, flower beds and shaped lawns. This gives it areas of individual character making it ideal for recreation or private retreat. There are two timber sheds.

GRAVEL DRIVE

This drive leads to the garage and offers parking for a number of vehicles. It is shaped to allow for turning.

DOUBLE GARAGE

16'3" x 16'3" (4.95 x 4.95)

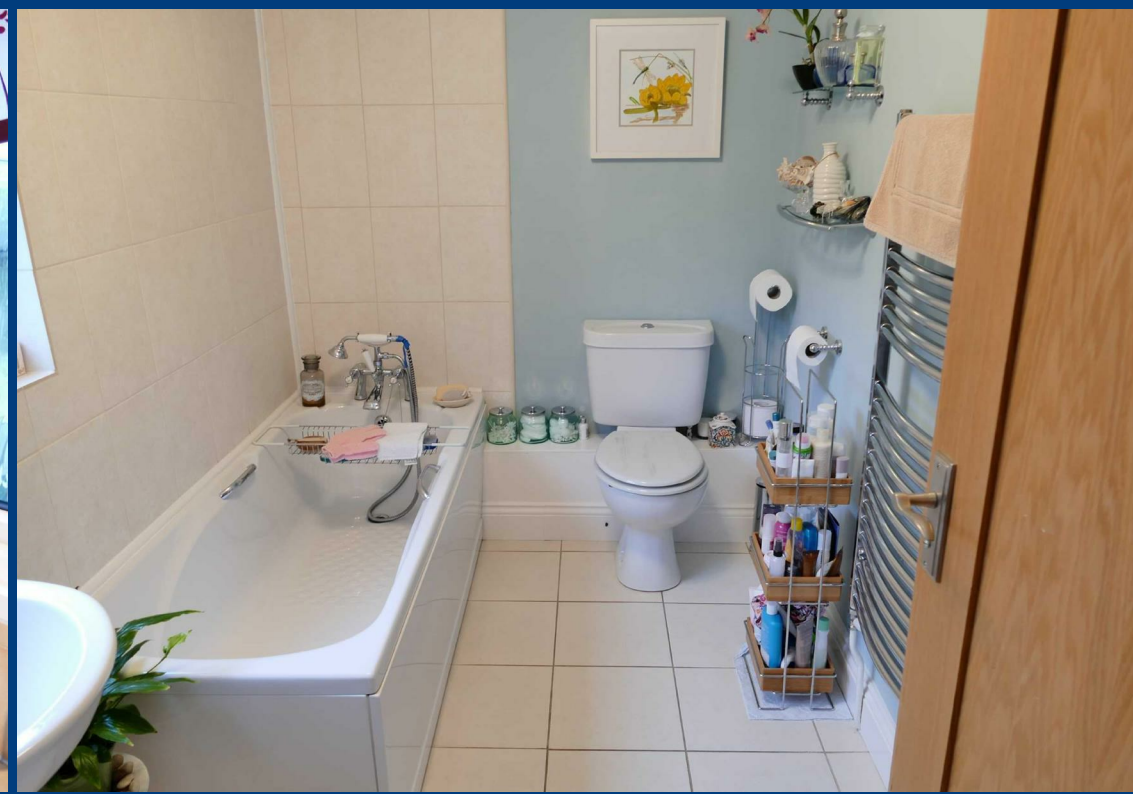
Placed to one corner of the garden is a double garage. The garage is in need of refurbishment.

NOTE

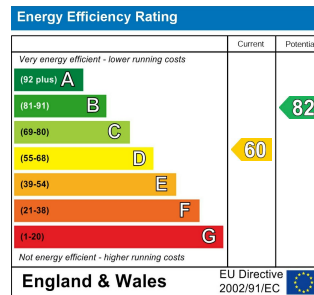
Any extension opportunities are obviously subject to the necessary permissions being obtained.

TO VIEW

A viewing can be arranged strictly by prior appointment through Butfield Breach 01249 821110.







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.