



London Road, Calne
£318,500



A period home that offers three double bedrooms and outstanding ground floor living space. There is the bonus of a large garden, large single garage and off road parking.

The ground floor offers around 600ft of accommodation to enjoy, which is separated into a 28ft x 15ft living space and a 14ft x 13ft 6 fitted dining kitchen. The garden offers a large patio for entertaining, with the remainder laid to lawn and perfect for recreation and cultivation. The three bedrooms are complemented by a shower room. The home would benefit from some updating and offers an exciting opportunity for a future owner. There is double glazing and gas central heating.



LOCATION

Between this Period Home and Calne centre is an area steeped in History and classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets. There is the bonus of an Asda Express on the doorstep.

ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Just to the east of the home is Quemerford.

ENTRANCE PORCH

Front access door and a door opens to the living space.

LIVING SPACE

28'3 x 15' (8.61m x 4.57m)

A large living space that offers natural lounging and dining areas. There is the focal point of a fireplace with timber mantle. A bay window looks out to over the front garden and a wide picture window with Louvre shutters looks into the kitchen dining room. A glazed door opens to dining kitchen also. A staircase rises to the first floor landing.

DINING KITCHEN

14'4 x 13'6 (4.37m x 4.11m)

Impressive in size, the dining kitchen can accommodate a large dining table and chairs. There

is an extensive selection of wall and floor cabinets with work surfaces. Space has been allowed for a cooker, washing machine and fridge freezer. Tile finishes. A window looks out over the rear garden and a glazed door with privacy glass opens out to the garden also.

FIRST FLOOR LANDING

Doors lead to the bedrooms and to the main shower room.

BEDROOM TWO

13' x 9' (3.96m x 2.74m)

A window views out over the front. There is room for a large double bed and further items of bedroom furniture. Built-in double wardrobe.

BEDROOM THREE

11'10 x 9'1 (3.61m x 2.77m)

The third bedroom is also a double in size. A window offers a view out over the rear garden and over rooftops beyond. Airing cupboard housing hot water cylinder. Built-in double wardrobe.

SHOWER ROOM

5'9 x 5'9 (1.75m x 1.75m)

The suite offers a corner shower cubicle, water closet and a vanity cabinet with inset basin. Chrome towel rail radiator. Tile finishes. Window with privacy glass.

BEDROOM ONE DRESSER LANDING

A window looks out over the front. The room has been arranged to offer space for a dressing table or chest. Under stairs storage. Stairs rise to the top floor bedroom.

BEDROOM ONE

13'9 x 12'1 (4.19m x 3.68m)

Double bedroom in size with a vaulted ceiling. There is room for a super king-size bed or twins if required. Built-in wardrobe and under eaves storage cupboards. Extra store cupboard on the half landing. A skylight window offers far-reaching views.

FRONT GARDEN

A path leads to the front access door. The garden is organised for ease of maintenance and is mainly laid out patio with a number of sunken flower beds.

REAR ENCLOSED GARDEN

Adjacent to the home is a large patio which is perfect for outside furniture, entertaining and outside dining. This steps out onto a long, flat lawn with a stepping stone path down one side and flowerbeds. At the end of the garden are shaped flowerbeds and access to the garage. A rear gate gives access onto the parking area.

GARAGE

21'7 x 11' (6.58m x 3.35m)

Windows look out to the side and back down over the rear garden. Vehicle access is via an up and over door. Power and light. Glazed side access door.


PARKING

In front of the garage is a parking area for up to two vehicles.







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

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

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