



Anchor Road, Calne
£270,000



This two-bedroom cottage with charming period features is presented to a great standard by the current owner and is offered for sale with NO ONWARD CHAIN. Located in a quiet street, close to the amenities of the town and countryside walks also on the doorstep. The accommodation is arranged over four floors offering a dining room, kitchen, ground floor living room with cloakroom, shower room and two double bedrooms. The home is complimented by the beautifully landscaped south-facing garden that meanders down to the River Marden. Gas central heating and double glazing throughout.



ACCESS & CLOSE BY

The home is placed just to the south of the centre of Calne and close to the Heritage Quarter. Close by is the Merchants Green, Norman Church and the River Marden. It is a gentle stroll to the multiple facilities of the town. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is well located being adjacent to the River Marden in the centre of Calne. Opposite there is a Calne Bowls club and Calnes recreation ground, with park and outdoor facilities. A gentle walk takes you to the Heritage Quarter that features the Merchant Green, Norman Church, quaint shops, and the Recreation Fields. Close by is 'The Doctor's Pond' which with Bowood was involved in the discovery of oxygen. The centre of Calne is also a gentle walk away with multiple facilities.

THE HOME

Outlined as follows:

DINING AREA

12 x 10'4 (3.66m x 3.15m)

Upon entering the home you come to a welcoming space that is the dining area. Space allows for a large table and chairs, with space also for display furniture. There is an open fire with tile surround. Laminate flooring flows through to the Kitchen. Newly fitted radiators.

KITCHEN

12'3 x 7 (3.73m x 2.13m)

Open to the dining area, the kitchen is fitted with a selection of wall and base cabinets. Integrated into the kitchen is an electric oven with an electric hob and extractor hood, as well as space for a free-standing fridge freezer. Doors open to the stairs that rise to the first floor and stairs that lead down to the lounge. A window opens out to views of the rear garden and beyond.

LOUNGE

18 x 8 (5.49m x 2.44m)

Stairs lead down to the recently refurbished living room. Space allows for multiple sofas and display furniture around a fireplace. With double-glazed patio doors opening to the garden, this room is bright and airy. Solid Wood Flooring. A door opens to the cloakroom.

CLOAKROOM

Complementing the ground floor living space is a cloakroom, consisting of a water closet and a wash basin. There is also the benefit of a cupboard which is where the washing machine is located. Heated towel rail.

FIRST FLOOR LANDING

Space allows for a small desk or is currently utilised as a baby changing area. Doors open to Bedroom One, the shower room, and stairs to the second floor. The central heating boiler is located here.

BEDROOM ONE

9'9 x 12'2 (2.97m x 3.71m)

With views over the front of the home, the principal bedroom allows space for a king-size bed, bedside cabinets, and further storage furniture. A feature fireplace.

SHOWER ROOM

6'9 x 3'4 (2.06m x 1.02m)

A tiled white shower room consisting of a corner shower cubicle, water closet, and pedestal wash basin. Obscured window.

BEDROOM TWO

9'3" x 13'8" (2.84m x 4.17m)

Space allows for a double bed and further storage furniture, with the bonus of deep built-in wardrobes. UPVC double-glazed dormer window to the front of the home. Loft access.

FRONT OF THE HOME

The front of the home is inviting with an ornamental brick wall and a gate. There is a tiled path to the front door and space allows for planters and bin storage.

REAR GARDEN

The garden is southerly exposed and has been beautifully landscaped for the whole of the family to enjoy. Adjacent to the rear lobby you come to the first-tier patio area, perfect for dining during the warmer months. There is an area laid to lawn with boarders for planting. The next section of the garden has a shed for storage and then leads towards to an area with steps down to the river Marden. The garden has been planted with an array of shrubs, bushes, and flowering plants.

To the rear of the property, there is a Private resident access path secured by a locked gate.

N.B

On-street parking outside the property on a quiet road. There is also a small car park opposite the house which can be used by residents and guests anytime.

Butfield Breach has also been informed the property has a newly fitted fully insulated roof.



