



Church Street, Calne
£235,000



NO CHAIN & VACANT POSSESSION! A charming two bedroom cottage placed in the Heart of the Heritage Quarter of Old Calne. This home features a lounge with a working fireplace and a tiled floor. The lounge leads onto a large dining kitchen with a country style fitted kitchen with space for a dining table. From the dining kitchen there is a stable style door to the rear garden with a south westerly aspect that has rear access. The upstairs consists of a large master bedroom positioned to the front of the home, a more than ample second bedroom and a family bathroom with Claw Foot bath. The home has the benefit of gas central heating and double glazing. The home is positioned close to The Green, Norman Church, Castlefields Park, facilities of the centre and country walks.



THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. 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 and a walkway takes you to St Mary's Courtyard. Close by is the Heritage Centre, the river Marden and Calne centre that enjoys a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

ACCESS & AREAS CLOSE BY

The home is placed just 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. South is the market town of Devizes and routes to Salisbury and the coast. There is a regular bus route (No 55) that connects Chippenham to Swindon train stations and takes in Derry Hill, Lyneham, Royal Wootton Bassett plus villages in between.

THE HOME

Outlined in a little more detail as follows;

LIVING ROOM

13'4" x 13'3" (4.06 x 4.04)

The room has the centre piece of an open fire with carved wood surround and an iron grate. A door leads into the dining kitchen

and a balustrade staircase rises up to the first floor. There is a tiled floor and a window looks out to the front. The room offers space for sofas and further furnishing. Under stairs store cupboard.

DINING KITCHEN

14'3" x 10'0" (4.34 x 3.05)

The room is ideal for entertaining and is organised to allow for a sizeable dining table plus further furnishing. There is a selection of fitted wall and floor cabinets with wood work surfaces. Inset is a sink and drainer and a window gives a view over the garden. Space has been allowed for a cooker, washing machine and a fridge freezer. There are tile finishes and a tile floor. A stable style door opens out to the garden enlarging the living space in good weather.

LANDING

6'7" x 3'7" (2.01 x 1.09)

Providing access to all the first floor accommodation and an attic space.

BEDROOM ONE

13'5" x 8'11" plus 4' x 2'11" (4.09m x 2.72m plus 1.22m x 0.89m)

The bedroom can accommodate a Super King bed and further bedroom furniture. There is a recess of around 4' x 2'11" (1.22m x 0.89m) to allow for further furniture or display. There are two windows to the front.

BEDROOM TWO

9'11" x 7'4" (3.02 x 2.24)

The second bedroom is a further double bedroom. A window looks out over the rear garden.

BATHROOM

7'11" x 6'6" (2.41 x 1.98)

There is a water closet and a pedestal wash basin. A panel enclosed bath has a shower over and a shower screen. Tile floor, tile finishes and a window with privacy glass. Store cupboard.

SOUTHERLY GARDEN

The garden is enclosed with a patio area perfect for seating and relaxing. There is a shaped lawn with stone edged flower beds. A shed at the back of the garden ideal for either garden utensils, a bicycle or both. There is a rear access gate that gives access to New Road. (NB There is a historic right of way across the garden for the neighbour).



