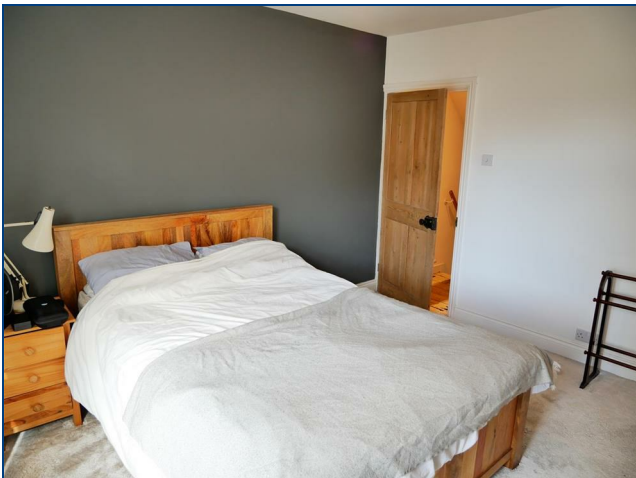




New Road, Calne
Offers In Excess Of £200,000



Placed in the Heritage Quarter is this lovely cottage filled with features. Fireplaces, stripped wood doors, stripped wood floors, exposed brick walls, and many more period features across the well-thought-out accommodation. The ground floor offers two separate living rooms with fireplaces and a kitchen. There is a utility cupboard and a courtyard garden. The first floor gives you a large double bedroom and a period-style four-piece bathroom. The top floor gives you an attic room with a vaulted ceiling. Gas central heating and double glazing.



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 Marys Courtyard which has a Bistro. As you walk down New Road you will pass the Heritage Centre come to Calne, passing the river Marden and enjoying 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 through Castlefields Park- the site of the former Castle. 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 Royal Wootton Bassett and

the M4 eastbound.

The No 55 bus connects the train stations of Chippenham and Swindon with routes London and Bristol. The service is around every 20 minutes during the day and taking in the Villages in-between.

ENTRANCE LOBBY

Door to the living room.

LIVING ROOM

13' x 12' (3.96m x 3.66m)

A window looks out to the front with acoustic secondary glazing. The focal point of the room is an exposed brick fireplace with a stove. Stripped wood floor and a feature sliding stripped wood door to the dining room. There is room for sofas and further furniture.

DINING ROOM

10'9 x 9'10 (3.28m x 3.00m)

French doors open out onto the rear courtyard garden. Stairs rise to the first floor and there is access to the kitchen. There is the focal point of the fireplace. There is room for a dining table, chairs and further furnishing. Stripped wood floor. The under-the-stairs offers a laundry cupboard.

FITTED KITCHEN

7'3 x 6'9 (2.21m x 2.06m)

A window looks out onto the courtyard garden. There is a selection of fitted cabinets with wood block work surfaces. Integrated fridge and freezer. Electric oven, induction hob and a stainless steel hood. Butler-style sink with mixer tap. Tile finishes. The kitchen also has electric underfloor heating.

COURTYARD GARDEN

Placed off the dining room this outside space expands living in fine weather. There is room for a bistro set and further outside furniture.

FIRST FLOOR LANDING

Stairs rise to the top floor. Doors give access to the bedroom and to the four piece bathroom.

BEDROOM

12'6 x 12'1 (3.81m x 3.68m)

A window looks out over the front with acoustic secondary glazing. There is room for a super king-size bed and extra bedroom furniture. There is a feature brick fireplace with an iron grate. Double built-in wardrobe.

FOUR PIECE BATHROOM

10'5 x 6'7 (3.18m x 2.01m)

A gorgeous bathroom presented in a period style. Exposed stone and brick walls plus a stripped wood floor. The suite offers a roll-top claw foot bath, a pedestal wash basin, and a water closet. To one corner is a double walk-in shower with a glass screen and both hand and raindrop showers. The bathroom also has speakers that you can connect to via Bluetooth.

ATTIC

14'10 x 11'9 (4.52m x 3.58m)

High vaulted ceiling and a skylight window. Under eaves storage.

NOTE

Garden photo from previous times.



