



Priory Villas, 5 New Road, Calne
£600,000



**** A period home with newly granted Planning Permission for Parking ****

Placed in the Heritage Quarter of Calne, right on the doorstep of The River Marden, countryside walks and the facilities of the old market town is this magnificent, five-bedroom Victorian villa. The home is full of charming features and character, including high ceilings, Sash windows, wooden floors, and beautiful fireplaces. The home offers an excellent amount of flexible accommodation throughout. Internally on the ground floor, there is a welcoming entrance hall, living room with bay window and open fire, formal dining room, utility room, luxury dining kitchen and the fifth bedroom with en-suite. On the first floor there are four bedrooms, with three of them being double and the principal bedrooms having an open fire, as well as a Jack & Jill shower room. On the second floor, there is a large family room, study and further shower room. Externally there is a private landscaped rear garden. The home also benefits from having a cellar. Gas central heating.



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.

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 Merchant's Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Mary's Courtyard which has a Bistro. As you walk down New Road you will pass the Heritage Centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

THE HOME

Outlined in more detail as follows:

ENTRANCE PORCH

Upon walking up the front steps you enter the an entrance porch, where a glass panelled, wooden door opens to the entrance hall.

ENTRANCE HALL

Following on from the entrance hall, you come to a stunning, living room with bay window fitted with Sash windows over looking the front of the home, filling the room with natural light. The room has some beautiful features including Victorian ceiling rose and bespoke storage cupboards either side of a fireplace. Space allows for multiple sofas and display furniture. Wood flooring. An opening leads through to the formal dining room.

LIVING ROOM

14'8 x 14'11 (4.47m x 4.55m)

Following on from the entrance hall, you come to a stunning, living room with bay window fitted with Sash windows overlooking the front of the home, filling the room with natural light. The room has some beautiful features including Victorian ceiling rose and bespoke storage cupboards either side of a working gas fireplace. Space allows for multiple sofas and display furniture. Wood flooring. An opening leads through to the formal dining room.

FORMAL DINING ROOM

13' x 13'10 (3.96m x 4.22m)

Following on from the entrance hall or from the living room, you come to the formal dining room, where there is an ornate working fireplace and French doors open out to the rear garden, expanding the living space during the warmer months. Space allows for a large dining room table, chairs, and further display furniture. Wood flooring.

UTILITY ROOM

From the entrance hall, a door opens to a utility room where space allows for a tumble dryer . Here is where the boiler is housed and a window opens out over the side of the home.

DINING KITCHEN

24' x 10'8 (7.32m x 3.25m)

Working your way down towards the back of the home, you enter into the kitchen breakfast room filled with natural light. The room has been arranged allowing natural areas for cooking and for dining. The kitchen consists of a range of fitted wall and base cabinets with an island. Integrated to the kitchen is a mid height oven with grill, the kitchen island includes a five ring gas hob, and Gaggenau wok burner and steamer. Space and plumbing allow for a fridge freezer, washing machine and dishwasher. Beneath a Sash window overlooking the rear garden, inset to Corian worktop, is a sink with drainer. Spot lighting and tiled finishings. Further space allows for a dining room table and chairs. French doors open out to the rear garden. A step rises up to what could be the 5th bedroom.

BEDROOM FIVE

13'4 x 11' (4.06m x 3.35m)

Leading off from the kitchen, you come to what could be a fifth bedroom, however the room allows opportunities to be used to suit a prospective buyer's needs, such as a play room, home office or treatment room. Complementing the room is an en-suite. A glass panelled door and two Sash window opens out to the rear garden. Tiled flooring, spot lighting as well as wall lighting.

EN-SUITE BATHROOM

Complementing bedroom five is a an en-suite. The fittings are modern and include a large panel enclosed bath, concealed system water closet and a wall hung wash basin. There is a heated towel rail and tiled finishings. A window opens out over the rear garden of the home.

CELLAR

14'2 x 19'5 (4.32m x 5.92m)

From the entrance hall, stairs lead down to a cellar, where a window allows natural light. There is also power and lighting.

FIRST FLOOR LANDING

A balustrade landing where doors open to four bedrooms and the Jack & Gill shower room. A further door opens to a storage cupboard and balustrade stairs rise up to the second floor.

PRINCIPLE BEDROOM

14'4 x 13'2 (4.37m x 4.01m)

A dual aspect room, with a Sash window enjoying views out over the rear garden. The room has a wonderful feature of a working open fireplace. Space allows for a super king size bed, bedside tables and further bedroom furniture. A door leads through to the Jack & Jill en-suite. Wood flooring.

JACK & JILL SHOWER ROOM

The Jack & Jill shower room consists of a shower cubical, water closet and a wash basin inset to a vanity unit. Tiled finishings and heated towel rail. A sash window opens out over the rear garden of the home.

BEDROOM TWO

11'8 x 10'9 (3.56m x 3.28m)

Also with a Sash window opening out over the rear garden of the home is bedroom two. This room can accommodate a double bed, bedside tables and further bedroom furniture. Wood flooring.

BEDROOM THREE

13' x 10'7 (3.96m x 3.23m)

A further excellent sized bedroom, which can accommodate a double bed, bedside tables and further bedroom furniture. Two sash windows open out over the front of the home. Carpeted flooring.

BEDROOM FOUR

9'2 x 9' (2.79m x 2.74m)

Bedroom four can accommodate a single bed and a range of further bedroom furniture. A Sash window looks out over the front of the home. Carpeted flooring.

SECOND FLOOR LANDING

From the first floor, balustrade stairs rise up to a door, which opens to the second floor landing. Space allows for storage or display furniture and there is a Velux style window, filling the landing with natural light. Doors open to the family room, bathroom and to the study.

FAMILY ROOM

24'7 x 11'2 (7.49m x 3.40m)

With a large window enjoying magnificent views out over the Heritage Quarter, is this impressive sized family room which could be utilised to suit a prospective buyer's needs. The room is dual aspect and full of natural light. Carpeted flooring and spot lighting.

STUDY

9'9 x 8'8 (2.97m x 2.64m)

With two Sash windows opening out over the front of the home is the study, space allows for a generous desk and further storage furniture. This room would also make a great dressing room or hobby room. Spot lighting and carpeted flooring.

BATHROOM

Complementing the accommodation of the second floor is a white bathroom suite. The bathroom consists of a walk-in shower, pedestal wash basin, water closet and heated towel rail. Tiled finishings.

EXTERNAL

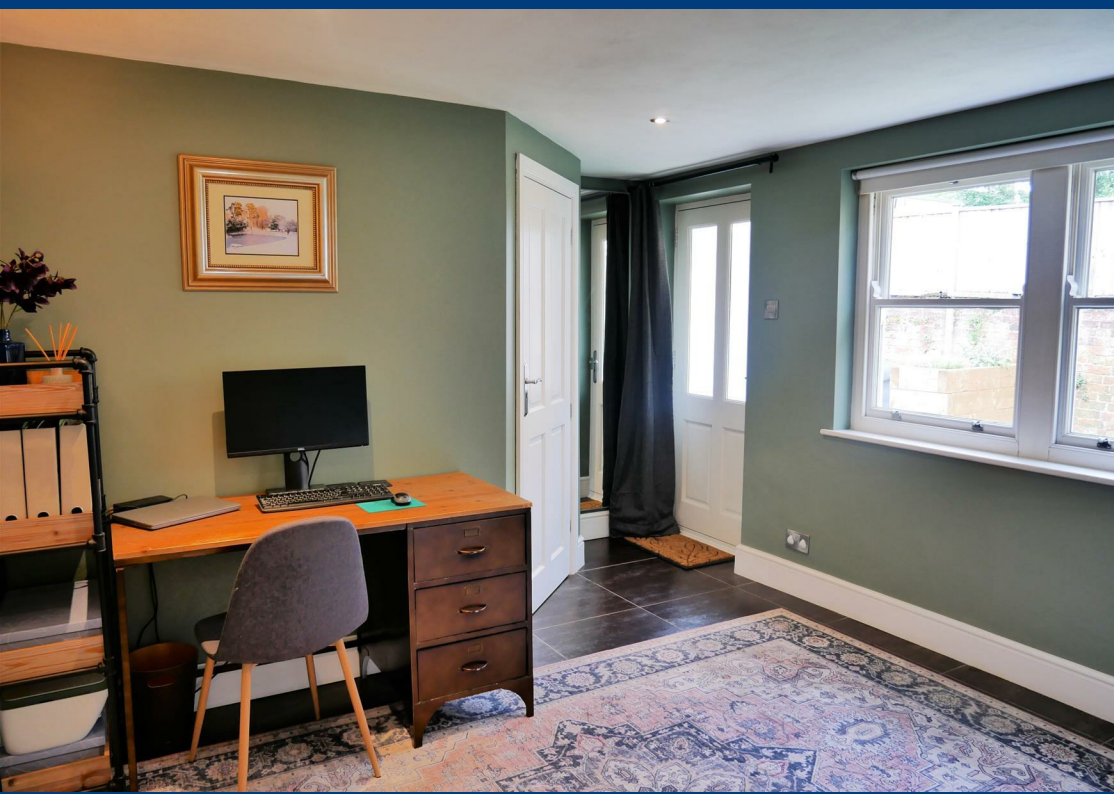
Outlined in more detail as follows:

FRONT GARDEN

The front garden is welcoming and you are greeted by a cast iron gate. The garden has been planted with an array of shrubs and hedging, with a shingled area ideal for pot planting. A path leads to the front entrance and there is a side gate allowing access to the rear garden.

REAR GARDEN

The rear garden has been landscaped in recent years, designed for the whole of the family to enjoy. Adjacent from the formal dining room, there is a patio, a shingled path then takes you down to the bottom of the garden, past a generous sized lawn area and door which opens to the dining kitchen and to bedroom five. At the bottom of the garden there is a further area laid to patio, creating an ideal area for lounging and dining furniture during the warmer months.





A white refrigerator with a double-door design, located in the background of the kitchen.

A potted plant with dark green leaves and black flowers, placed on the countertop near the stove.

A black gas stove with four burners, integrated into the white countertop.

A black coffee machine with a glass carafe, positioned on the countertop next to the wall.

A stainless steel double-basin sink with a modern chrome faucet, set into the white countertop.

A black dishwasher with a circular control panel, integrated into the lower cabinets under the sink.

A black pendant light fixture with a conical shade, hanging from the ceiling over the island.

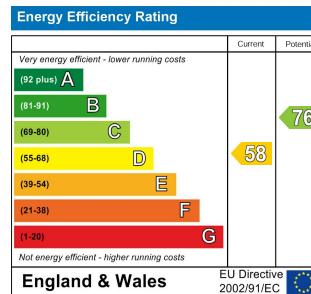
A set of white-framed glass doors or a large window, providing a view of the outdoors.

A large window with a blue roller blind, offering a view of a brick wall and a wooden fence outside.

A small potted plant in a blue pot, sitting on the windowsill.

A small potted plant in a dark blue pot, sitting on the windowsill.

A view into an adjacent room, showing a desk, a chair, and a framed picture on the wall.



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

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