



The Pippin, Calne
£325,000



NO CHAIN & VACANT POSSESSION! A three double bedroom period home with a large garden, four piece bathroom and multiple parking. The home features an impressive fitted dining kitchen, double living room with fireplace and a spacious four piece bathroom. The dining kitchen offers space for a large dining table and has quality fitted cabinets. The master bedroom offers far reaching views and has space for a super king size bed. The remaining can accommodate large doubles. The garden is landscaped with ease of maintenance in mind. It offers a generous patio for entertaining, a section that has an artificial lawn for relaxing and shingled areas with mature planting. At the end of the garden is an area sectioned for parking and the ability to create more. There is double glazing and gas central heating.



LOCATION

Placed in the heart of the town the home is on the doorstep of excellent town centre facilities. Being on the edge of the 'Heritage Quarter' means it is a gentle walk away from some of the Historical features of the town. These include the Norman Church, The River Marden, the 'Doctors Pond', quaint shops of Church Street and the Historic Merchants Green. Castlefields Park is within walking distance and beyond is countryside.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 bus route connects the train stations of both Chippenham and Swindon, plus all the villages in between.

ENTRANCE HALL

Door to the living space and stairs rise to the first floor.

LIVING SPACE

26' x 10'6 (7.92m x 3.20m)

The living space offers natural lounging and dining areas. A bay window views out over the front garden. There is the focal point of an open fire. There is room for a number of sofas. The rear section of the living space offers room for a large dining table and chairs. There is a door to the dining kitchen and a door to the under stair cupboard.

DINING KITCHEN

14'10 13'6 (4.52m 4.11m)

An expansive room with space for a large dining table and chairs. French doors open out onto the rear garden and expand the living space in fine weather. A window looks down over the garden also and there is the feature of a skylight window. There is a selection of fitted cabinets with work surfaces. Inset sink and drainer. Inset electric oven, hob and hood over with wall cabinets. Space for a washing

machine, dish washer and a fridge freezer.

FIRST FLOOR LANDING

Doors lead to the first floor bedrooms and to the bathroom. A door gives access to the staircase to the master bedroom..

BEDROOM TWO

12'4 x 9' plus 5' x 3'7 (3.76m x 2.74m plus 1.52m x 1.09m)

This room has space for a large double bed and extra furnishing. A window views out over the front. There is a deep recess which is ideal for a wardrobe, dressing or even possible small study area.

BEDROOM THREE

12'10 x 9' (3.91m x 2.74m)

A window views out over the rear garden. There is room for a large double bed and extra furnishing to complement.

FOUR PIECE BATHROOM

10'4 x 8' (3.15m x 2.44m)

The suite offers a four piece. There is a large double shower with electric shower over. Pedestal wash basin,

water closet and a panel enclosed bath. Chrome towel rail radiator. Space for display furniture. Window with privacy glass.

MASTER BEDROOM

14'6 x 14' (4.42m x 4.27m)

Two skylight windows that offer far-reaching views. There is room for a super king-size bed plus further furniture to complement. Balustrade.

FRONT GARDEN

The home has a walled front garden with mature planting. Gate access and a path to the front door.

REAR ENCLOSED GARDEN

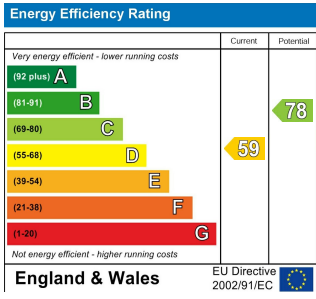
Adjacent to the home is a large raised patio area which is ideal for outside dining and entertaining. A path runs down the side of the garden. From the patio you step onto a area that has artificial grass. The rear section has a shingled area for pot plant display and has mature shrubs and plants. A gate opens onto a parking area which can accommodate two vehicles quite comfortably. Storage shed.

OFF ROAD PARKING

The home has the ability to park two vehicles at the rear of the home.







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

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