



**North Street, Calne**  
**£255,000**



A period terrace cottage that has been well maintained and presented by the current owners. Ideally located close to the historic market town of Calne. The home oozes character and has three double bedrooms plus a gorgeous garden and outbuilding. The home is full of charming features including exposed beams, inglenooks, and fireplaces. The cottage has been sympathetically extended in the past and has a deceptively roomy feel. On the ground floor is a living room with a feature fireplace and a dining kitchen. The first floor has two double bedrooms with fitted storage and to complement there is a modern tiled bathroom. The top floor has the principal bedroom with a high ceiling. Externally, the rear garden is a wonderful oasis and the brick-built store has power, light, and water connected which offers numerous opportunities. Gas central heating and double glazing.



## 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.



## THE HOME

Outlined in further detail as follows:

### LIVING ROOM

**16'8 x 12'3 (5.08m x 3.73m)**

Upon entering the home you are welcomed by the large living room with space for multiple sofas arranged around a feature fireplace with bespoke fitted storage cupboards on either side of the chimney breast. The room has many original features including exposed beams and an inglenook. There is an opening to the dining kitchen and stairs to the first floor. The room is finished with engineered wood flooring and an acoustic glass window to the front.

### DINING KITCHEN

**13'01 x 11'04 (3.99m x 3.45m)**

Following on from the living room, you come to the dining kitchen. The

room has been arranged allowing natural areas for a dining room table and chairs. The modern kitchen has fitted wall and base cabinets with solid wood worktops. Space allows for freestanding appliances including a cooker with hob, washing machine, tumbler dryer and large American-style fridge freezer. Inset to the wooden worktops is a ceramic sink with a drainer. Tiled splashback finishings. A window and glazed door open out to the rear garden. The combi boiler is located here.

### FIRST FLOOR LANDING

A door opens to the front bedroom, the bathroom, and steps up to bedroom three. A staircase rises to the top floor bedroom.

### BEDROOM TWO

**8'2" x 14'4" (2.49m x 4.37m)**

Placed at the front of the home this bedroom provides space for a king-size bed and further bedroom furniture. There is also the benefit of an inglenook hanging space ideal for use as a wardrobe.

### BEDROOM THREE

**14'4 x 9 (4.37m x 2.74m)**

Steps rise to bedroom three with the feature of exposed brickwork and storage space. Space allows for a king size bed and further bedroom furniture. A window views over the rear of the home.

### PRINCIPAL BEDROOM

**14'03 x 8'04 (4.34m x 2.54m)**

Stairs rise to the largest bedroom with exposed beams and a window opening over the rear of the property. There is loft access.

### BATHROOM

**6'02 x 8'05 (1.88m x 2.57m)**

A modern white suite with bath and shower over, water closet, and vanity sink. Fitted with a modern black heater towel rail.

### EXTERNALS

Outlined in further detail as follows:

### OUTBUILDING/WORSHOP

**12'05 x 14'08 (3.78m x 4.47m)**

The home benefits from this brick-built store with double-glazed windows fitted with power, light, and water which offers numerous opportunities for a potential buyer.

### REAR GARDEN

Accessed via shared steps, you come to a private enclosed rear garden, with mature trees, planting, and shrubs. There is ample space for outdoor lounging furniture.

### FRONT GARDEN

Enclosed by a brick-built wall.

