



**Low Lane, Calne**  
**Asking Price £365,000**



A home that enjoys an outstanding garden, great ground floor living space, multiple vehicle parking and an outbuilding with oodles of opportunity. The garden is arranged in sections which include a raised patio for entertaining, an 'Outside Kitchen' garden for 'Alfresco Dining', a lawn garden for relaxing and a large storage/cultivation garden. The parking on offer is for six vehicles minimum with the possibility of nine. The ground floor has a large living room with log burner, a quality fitted dining kitchen, hall and the bonus of a guest cloakroom. The first floor bedrooms are complemented by a large four piece bathroom plus a dressing room to the master. There is gas central heating and double glazing. The home also enjoys a sectioned outbuilding that is perfect for home working and hobbies. The home is on the doorstep of country walks.



## LOCATION

The home is placed close to the Heritage Quarter of Calne, just to the south of the centre. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden.

Very close by a walks along the river and to countryside. Direct access onto the National Cycle Route.

## ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the 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 Number 55 Bus offers a regular service connecting Chippenham and Swindon train stations. It takes in Derry Hill, Royal Wootton Bassett, Lyneham and the villages in between. Bus stops are close by.

## ENTRANCE HALL

Stairs rise to the first floor. Wood floor. Doors open to the guest cloakroom, living room and dining kitchen.

## GUEST CLOAKROOM

Water closet and a wash basin set into a vanity cabinet. Window with privacy glass.

## LIVING ROOM

**21'3 x 10'7 (6.48m x 3.23m)**

A bay window views out over the front. There is the focal point of a fireplace with log burning stove. There is room for numerous sofas and further items of large furniture. Wood floor.

## FITTED DINING KITCHEN

**16'6 x 15'9 maximum measurement (5.03m x 4.80m maximum measurement)**

The room is arranged to offer room for a dining table and chairs. There is a wide opening to the living room. French doors open to the rear patio and garden- expanding living space in fine weather. Glazed door and windows to the

side and rear.

There is a selection of fitted larder, wall and floor cabinets with work surfaces. Integrated microwave and electric ovens. Space for a washing machine. Space for a large American style fridge freezer.

## FOUR PIECE BATHROOM

**9'2 x 7'3 (2.79m x 2.21m)**

A spacious bathroom that has a walk in double shower with raindrop shower, panel enclosed bath with mixer taps, water closet and a vanity cabinet with inset basin. Window with privacy glass, shaver point, tile finishes and an airing cupboard.

## FIRST FLOOR LANDING

Doors open to the bedrooms and to the bathroom. Large loft hatch to the attic.

## MASTER BEDROOM

**15'7 11'9 (4.75m 3.58m)**

A window looks out over the rear garden. A recess has a built in dressing table with dresser light over. There is room for a super king size bed and further furniture. Door to the dressing room.

## DRESSING ROOM

**11'8 x 4'11 (3.56m x 1.50m)**

Fitted shelves.

## BEDROOM TWO

**11'9 x 11'3 (3.58m x 3.43m)**

A window looks out over the front. There is large double bed and extra furnishing.

## BEDROOM THREE

**7'9 x 6'3 (2.36m x 1.91m)**

A window views out over the front. Fitted desk.

## EXTERIOR

As follows;

## MULTIPILE PARKING

Parking is offered by two distinct areas. Across the front of the home is a graveled area for three vehicles to be parked side by side. Gated access to the side drive. There is a separate area across from the home that can easily accommodate further vehicles.

## SIDE GATED DRIVE

Placed to the side of the home and offers secure storage. Access to the dining kitchen and multi-use outbuilding.

## MULTI USE OUTBUILDING

Arranged in sections as follows.

## UTILTY OR HOME SALON

**9'4 x 8'7 (2.84m x 2.62m)**

Glazed access door and a window to the side. Ideal for home beautician or salon. There is a work surface with space for a freezer and dryer. Sink and tile finishes. Door to the rear rooms.

## REAR ROOMS

**17'6 x 9'3 maximum (5.33m x 2.82m maximum)**

Split into two sections and offering multiple uses for work from home or a retreat.

## REAR GARDEN

The rear garden is arranged in sections to offer different areas of character and usage. As follows;

## UPPER PATIO GARDEN

From here you view down over the large rear garden. This area can accommodate outside furnishing, pergola and a hot tub. From here you step down to the outside kitchen garden.

## OUTSIDE KITCHEN GARDEN

This area offers a lovely setting for outside entertaining. There is a herb garden and shaped planted areas. Shingled areas for plant display. A generous patio area for outside dining. Bespoke built outside kitchen with granite worktops and power.

## LAWN GARDEN

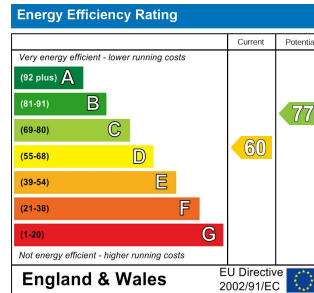
From the kitchen garden you step onto the lawn garden area. There is a flat lawn with a pathway leading down to the storage section. Perfect for relaxation and recreation. Mature shrubs.

## CULTIVATION & STORAGE AREA

Screened by conifers is an area that offers a storage shed and compost area. Future cultivation opportunities.







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

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