



**London Road, Calne**  
**£185,000**





Teapot Cottage is a charming Victorian mid-terraced cottage featuring a lovely 17'6 x 11'6 living dining room with fireplace and a wealth of original features, such as window shutters, exposed beams and stripped wood doors. There is a lovely first floor double bedroom with an exposed stone wall feature, a delightful attic room and newly fitted kitchen and bathroom. The home benefits from gas central heating plus there is double glazing.



## LOCATION

Between this period home and Calne centre is an area steeped in history and classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. As you walk down past the quaint shops on Church Street, you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets. There is the bonus of an Asda Express on the doorstep.

## ACCESS AND AREAS CLOSE BY

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Just to the east of the home is Quemerford.

## ENTRANCE LOBBY

Stone steps up to a double-glazed front door which opens into the hallway, where there is access to the living/dining room and stairs lead up to the first floor landing. The stairs have a reclaimed handrail as a feature. A part-glazed stripped wood door leads into the living dining room.

## LIVING DINING ROOM

**17'6" x 11'6" (5.33 x 3.51)**

This lovely room is full of period features and an excellent size. The room can easily accommodate sofas and other living room and dining furniture. The centrepiece of the room is a fireplace with oak beam mantle and a log burning stove. There are reclaimed wood shelves fitted into the alcoves either side of the chimney breast. A double glazed window faces the

front which retains the original wooden shutters. A bespoke reclaimed wood window ledge with metal frame beneath provides a window sill/shelf feature. Exposed ceiling beams. Radiator. Access to the inner hall.

## INNER HALL

The inner hall leads to the fitted kitchen and has a veneer laminate covered floor. There is a useful shelving unit and an under stairs store cupboard offers storage.

## FITTED KITCHEN

**12'7" x 4'3" (3.84 x 1.30)**

The kitchen has a selection of newly fitted floor cabinets with laminate work surfaces over and reclaimed wood shelving to the walls. Space has been allowed for a cooker. Included is a washing machine and fridge freezer. Composite sink and drainer and tiled splashbacks. Laminate flooring and radiator. A double glazed door gives rear access and there are two skylight windows.

## FIRST FLOOR LANDING

Doors lead to the bedrooms and bathroom. Two wall light points and radiator. A double glazed window looks out over the rear.

## BEDROOM ONE

**11'10" x 10'0" (3.61 x 3.05)**

A stripped pine door opens to the bedroom which features an exposed stone chimney breast with reclaimed timber finishes to form a fireplace style recess. Exposed timber lintel over the double-glazed window that faces the front of the home. Bespoke reclaimed wood window ledge. Ceiling beam and radiator. The room can easily accommodate a double bed, bedside tables and further furniture.

## LUXURY BATHROOM

**6'1" x 5'10" (1.85 x 1.78)**

The bathroom comprises a panel enclosed bath with mixer taps and shower over. Pedestal wash basin

and concealed cistern water closet. Wall tiled finishes. Under eaves shelving with glazed sliding doors. Towel rail radiator. Quickstep laminate floor. Double glazed window to the front.

## ATTIC ROOM

**16'4" x 11'7" (4.98 x 3.53)**

Accessed via bi-fold wooden doors, boat style carpeted stairs rise to the attic room. This room is vaulted with exposed timbers and a double glazed skylight window. A double glazed window gives a dual aspect to the side. A cupboard houses the recently fitted combi heating boiler. This room could be used as a home office or hobby room. Carpeted flooring.

## COUNCIL TAX BAND

Council Tax band A

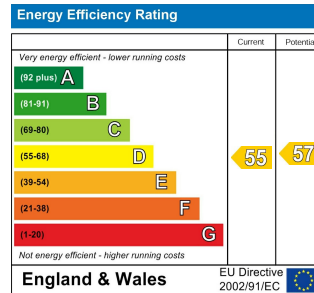
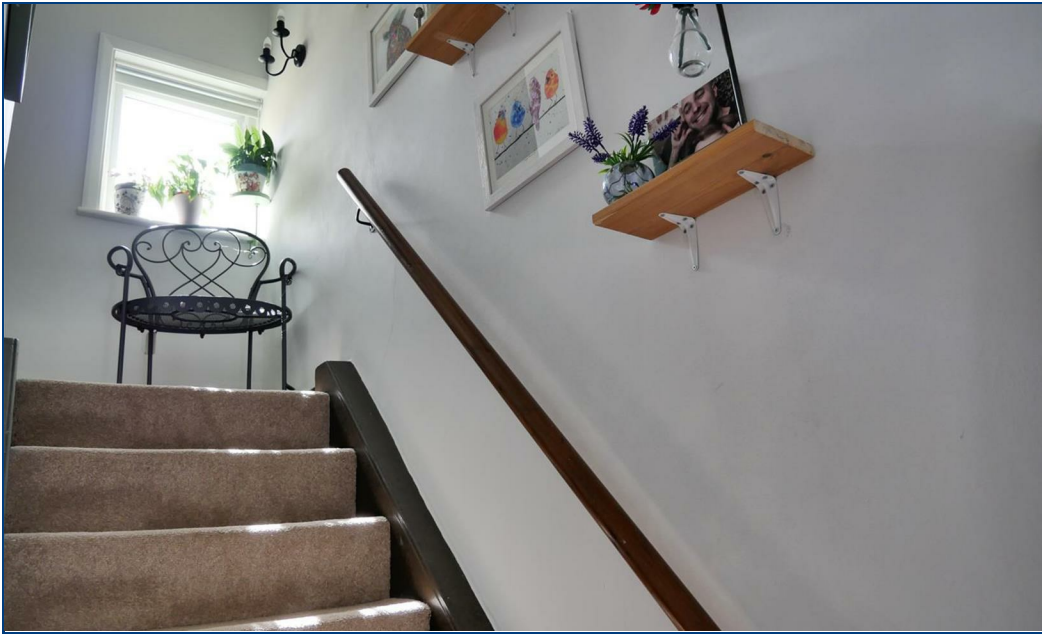












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