



Quemerford, Calne
£215,000



A two double bedroom cottage located in the popular area of Quemerford and close to country walks. The property benefits from a generous rear garden and two double bedrooms. The ground floor of the home features an entrance porch, living room with log burner, separate dining room, modern fitted kitchen and a shower room. To the first floor there are two generous double bedrooms. The rear garden has two distinct areas. Adjacent to the home is a large deck area for outside dining and entertaining. The rear section offers a generous lawn garden with an abundance of planting- a great place to relax. The home is double glazed and has modern electric heating.



INTRODUCTION

The home is placed in the Quemerford area of Calne close to some of the most beautiful countryside Wiltshire has to offer. Close by is the old water mill that features a mill leat. As you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound.

THE HOME

The home is outlined as follows:

ENTRANCE PORCH

Entry to the home is via an entrance porch with tiled flooring. A part glazed wood door leads to the living room.

LIVING ROOM

14' x 12'6" (4.27m x 3.81m)

Space allows for multiple sofas and display furniture. The focal point of the room is a log burning stove set into a brick fire place and with a timber mantle, There are bespoke fitted shelves and cabinets on either side of the chimney breast. A window looks out over the front of the home filling the room with natural light. Door to the dining room.

DINING ROOM

11'10" x 9'11" (3.61 x 3.02)

From the living area, you come to the dining room where space allows for a dining room table and chairs. There is an opening to the kitchen and a window to the rear. Open stairs rise to the first floor with storage beneath and area that has a fitted desk.

KITCHEN

10'11" x 5'7" (3.33 x 1.70)

With a large window looking out over the side of the home is the kitchen. The kitchen has been fitted with a range of wall and floor cabinets with worktops over. Beneath a window is a sink with a drainer. Integrated into the kitchen is an electric oven and a hob. Fridge. A door leads to the inner lobby with a utility cupboard. Tiled flooring and splashback.

INNER LOBBY

A small hall leads to the shower room and a further door opens to the rear garden. There is also a Utility cupboard with space for a freezer plus washing machine..

SHOWER ROOM

6'1" x 5'7" (1.85 x 1.70)

The recently fitted shower room consists of a wash basin, water closet, and a corner shower cubicle. A window with privacy glass opens to the rear of the home.

FIRST FLOOR LANDING

Doors open to both the master bedroom and bedroom two.

MASTER BEDROOM

12'9" x 12'0" (3.89 x 3.66)

The master bedroom will allow a king size bed and further bedroom furniture. There is a storage cupboard. A window views out the front of the home.

BEDROOM TWO

11'0" x 8'10" (3.35 x 2.69)

Bedroom two has a window that views down the rear garden. The room will allow for a double bed and further bedroom furniture.

FRONT GARDEN

The front garden is fence and gate enclosed. A path leads to the front door and there is a section of grey slate chippings.

REAR GARDEN

The garden is organised to offer two distinct areas separated by a large store. adjacent to the home is a deck area that is perfect for outside dining and entertaining. There is access to the store and a path to the remainder of the garden.

The remaining section of garden has a large lawn and well stocked beds with mature planting. A perfect place to relax or for future cultivation.

N.B.

The property and adjacent homes have a historic right of way that leads to a side lane known as Fiddlers Lane. Please call Butfield Breach for more details.



