



Church Street, Calne
£340,000



This charming three bedroom flat is located on Church Street in the picturesque Heritage Quarter of Calne, close to amenities of the town and countryside walks. This delightful property with your own private entrance, boasts flexible accommodation options with two reception rooms and three spacious bedrooms. This well presented home showcases beautiful period features that add character and charm, while large windows fill the home with an abundance of natural light. The modern fitted kitchen and generous four-piece family bathroom provide the perfect balance of contemporary convenience. The home also features a study area, a large dual-aspect living-dining room, and a guest cloakroom. An ideal lock up and leave, for exploring the area or enjoying as a full-time resident in this great location. A must-view home with gas central heating and double glazing.



ACCESS AND AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. Opposite the home is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. Church Street features The Divine Cafe, multiple shops, and a walkway that takes you to St.Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre passing the river and the library.

LOCATION

A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home you can walk down Castle Walk which takes you to country walks.

THE HOME

Outlined as follows:

PRIVATE ENTRANCE HALL

Upon entering the home you come into a large entrance hall with high ceilings. Space allows for display furniture and stairs rise to the first floor accommodation.

FIRST FLOOR LANDING

The first floor landing leads to a spacious living

room, cloakroom, kitchen, and bedroom two. There is a large store cupboard fitted with light. Stairs rise to the second-floor accommodation.

LIVING ROOM

18'10" x 13'9" (5.74 x 4.19)

A spacious living room positioned at the front of the home with a feature fireplace being the focal point of the room. Space allows for multiple sofas and further display furniture, The floor has been laid with wooden flooring and there are two large windows allowing the room to be filled with lots of natural light. A door leads into the study or bedroom four.

STUDY OR BEDROOM FOUR

13'10" x 6'11" (4.22 x 2.11)

Accessed via the living room is another bright room with a large window looking out over the front of the home. This room would make a great study or bedroom four. Space allows for a single bed and further bedroom furniture or a range of office furniture.

CLOAKROOM

6'2" x 3'3" (1.88 x 0.99)

A cloakroom consisting of a water closet and a wash basin.

KITCHEN

10'9" x 9'11" (3.28 x 3.02)

A modern kitchen consisting of a range of matching base and wall cabinets with wooden worktops over and kickboard lighting. Inset to the worktops is a stainless steel sink and a half. The kitchen has a range of built-in appliances including, a fridge freezer, dishwasher, drinks fridge, mid-height combination double oven, and a gas hob with extractor over. Tiled finishings and two Sash windows look over the rear of the home.

BEDROOM TWO

14'10" x 8'9" (4.52 x 2.67)

A good sized double bedroom with a large Sash

window giving views over the rear of the home. Space allows for a double bed, bedside tables and further storage furniture.

SECOND FLOOR LANDING

From here, doors give access to the master bedroom, four-piece family bathroom, and bedroom three. There is also a large store cupboard. Fitted with carpet.

MASTER BEDROOM

18'7" x 13'9" (5.66 x 4.19)

A fantastic-sized master bedroom with the added benefit of a bank of fitted wardrobes. The room has a feature fireplace and two large windows that allow the room to be filled with an abundance of natural light. Space allows for a super king size bed, bedside tables, and further storage furniture.

BEDROOM THREE

13'9" x 8'5" (4.19 x 2.57)

Positioned at the rear of the home with views over Kerry Crescent is bedroom three. This bedroom is of a generous size and can accommodate a double bed, bedside tables, and further bedroom furniture.

FOUR PIECE FAMILY BATHROOM

10'2" x 9'11" (3.10 x 3.02)

A spacious four-piece family bathroom consisting of a walk-in double shower cubical, free-standing roll-top bath with a Bath Shower mixer tap with a handset, water closet and pedestal wash basin. Vinyl flooring, tiled finishings, and a heat chrome towel rail. A large Sash window looks out over the rooftops of Kerry Crescent.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.

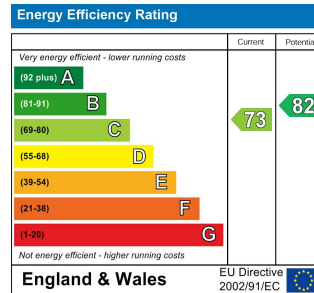
2ND FLOOR
556 sq.ft. (50.9 sq.m.) approx.

GROUND FLOOR
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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

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