



The Green, Calne
£180,000



VACANT POSSESSION & READY TO VIEW! A HOME THAT FORMS PART OF AN EXCLUSIVE DEVELOPMENT, HAS A 10 YEAR NEW HOME WARRANTY & HAS INCENTIVES TAILORED TO SUIT EACH PROSPECTIVE PURCHASER. A cottage that forms part of a period development. The home features a wonderful living space with high vaulted ceiling and a mezzanine. Quality fitted kitchen, shower room and a separate bedroom. Residents can enjoy an impressive 40ft x 30ft (12.19m x 9.14m) period courtyard and there are buildings here that date back to the 17th Century Stuart Period. The home has a 10 year new home warranty and has incentives tailored to suit each prospective purchaser. The home is in the Heritage Quarter of Calne and offers a gentle stroll to facilities of the town and idyllic country walks. An ideal pied-a-terre, lock up and leave, first buy, investment or Air B&B.



HERITAGE QUARTER LOCATION

The area surrounding the development has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway 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 Marden and enjoying a host of facilities. Close by is Castlefields Park and Wenhill Lane which both offer countryside walks. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. The home forms part of a Grade II* listed development.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, 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 offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages/towns in-between.

BLUE GATE ENTRANCE

21' x 7'9 approx

One of two entrances to the development. Around 10ft (3.05m) in height and entering from The Green, it opens out onto the Period Courtyard. It is also the position of the property entrance door.

PERIOD COURTYARD

40' x 30' approx (12.19m x 9.14m approx)

The residents of White Hart Mews all have access to this impressive courtyard. A perfect space for interacting with fellow residents, entertaining or just relaxing.

HIGH ARCHED ENTRANCE

22'6 x 9'6 approx

Entering from the large courtyard is an impressive High Arched Entrance. Around 21'9ft 6" (3.2m) in height.

THE COTTAGE

The cottage is tucked away in a very private location on this period development. It has a private entrance door and is outlined as follows;

VAULTED LIVING SPACE

19'4 x 12'10 (5.89m x 3.91m)

A really impressive living space with a high vaulted ceiling. There are feature beams and trusses plus access to a mezzanine. The room is open plan to the kitchen and is perfect for entertaining. There is an open lobby with doors to the bedroom and to the shower room.

FITTED KITCHEN

To one corner of the room is a quality fitted kitchen. There is a selection of fitted wall and floor cabinets with work surfaces. Integrated fridge freezer and dish washer. Inset electric oven, hob and stainless steel chimney hood over. Space for a washing machine and an inset sink and drainer. Window.

BEDROOM

9'7 x 8'4 (2.92m x 2.54m)

The room offers space for a double bed and extra furniture. Window.

SHOWER ROOM

6'6 x 4' (1.98m x 1.22m)

The suite offers a generous shower cubicle, water closet and a pedestal wash basin. Chrome towel rail radiator.

MEZZANINE

10'9 x 10' (3.28m x 3.05m)

The space has a restricted head height but offers a very useful complement to the home. Feature beams and a skylight window.

NOTE

There will be a management company for the common areas on a share of the freehold basis we have been advised. Two of the images are artists impressions and have been staged.

PARKING SPACE

There is allocated parking for one vehicle.



