



Castle Street, Calne
£569,950



Placed in an area steeped in History is this Grade II listed home overflowing with quality features. The home has the advantage of a beautifully landscaped garden, off-road parking, outbuildings, and a garage. The ground floor has a large living space with the focal point of a log-burning stove. There is a fitted kitchen, conservatory, utility, guest cloakroom and a basement. The first floor has two generous bedrooms and is complemented by a large four-piece bathroom. The top floor has a studio-style bedroom with exposed beams and an en-suite. The gardens are a delight and have many areas to relax. There is also a studio plus a refurbished workshop, located in the end garden. There is gas central heating, exposed beams, exposed trusses, fireplaces, stripped wood floors and there are granite worktops in the kitchen.



HERITAGE QUARTER LOCATION

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

The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange. The home itself is placed close to the site thought to have had a castle in historic times.

ACCESS & 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, rail stations, and the villages in between.

ENTRANCE HALL

Glazed door to the living space. Bespoke-built shoe and store cupboard.

LIVING SPACE

24'4 x 14'4 (7.42m x 4.37m)

The room is organised to offer natural lounging and dining areas.

There are two windows with secondary glazing that look out over the front of the home, making the space light and airy. Finished with stripped wood flooring. Arranged as follows;

LOUNGING AREA

This living space offers room for a number of sofas and further items of living room furniture. The focal point of the room is an inglenook fireplace with timber beam lintel and log burning stove. Slab hearth. A window offers a view into the garden room and there is access to the kitchen. Stairs rise to the first floor. The room features Exposed beams. There is a large opening to the dining area

DINING AREA

Ample space for a large dining table, chairs, and further items of dining room furniture to complement. The room is positioned around a Fireplace with a wooden lintel. A door gives access to the fitted kitchen. and there is access to the cellar.

FITTED KITCHEN

18'9 x 7'5 (5.72m x 2.26m)

Two windows offer a view out over the rear enclosed garden. A glazed door opens to the conservatory and there is a further door that opens into the utility. Space has been allowed for a cooker with an extractor hood over. There is also space for a fridge freezer and a further machine if required. There is a selection of fitted wall and floor cabinets with work surfaces that include granite-finished worktops. Built-in display shelving.

UTILITY ROOM

7' x 4'2 (2.13m x 1.27m)

A window offers a view out over the rear garden. Gas central heating boiler. Space has been allowed for a washing machine and a dryer. Door to the downstairs cloakroom

GUEST CLOAKROOM

4'8 x 3'3 (1.42m x 0.99m)

Window with privacy glass, water closet, wash basin, and a chrome towel rail radiator

CONSERVATORY

Windows to two sides that overlook the rear landscaped garden. Glazed door out to the garden also. Woodblock floor.

BASEMENT

12'7 x 10' (3.84m x 3.05m)

Maximum head height of 6'10 (2.08m). Offering many uses and currently utilised as a gallery for art.

FIRST FLOOR LANDING

A window offers a view to the side. Doors lead to the first-floor bedrooms, to the main bathroom, and to the staircase that rises up to the top floor.

BEDROOM ONE

14'10 x 14'3 (4.52m x 4.34m)

A window with secondary glazing views out over the front of the home. The room offers space for a super king-size bed and further items of furniture that are generous in size. There is the focal point of an ornate fire surround.

BEDROOM TWO

10'1 x 7'3 (3.07m x 2.21m)

A window with secondary glazing views out over the front of the home. Stripped wood floor and there is a window seat. Feature exposed beams and trusses. A generous room that would make an ideal office/study or a guest bedroom.

FAMILY BATHROOM

12'9 x 8'4 (3.89m x 2.54m)

A four-piece suite comprises a corner shower cubicle with both hand-held and raindrop showers, a large panel-enclosed bath with mixer taps, a water closet plus a wash basin. A window offers a view out to the rear and an airing cupboard houses the hot water cylinder. Tile finishes.

ATTIC BEDROOM

22' x 12'9 (6.71m x 3.89m)

A studio-style room with areas for sleeping and relaxing. Two windows offer a view out over the front there are exposed beams and trusses. The room offers space for a super king-size bed and extra items of bedroom furniture plus sofas if required. Feature wrought iron gate in place of a balustrade that swings open to allow access for larger furniture. Door to the en-suite.

EN-SUITE

6' x 3'1 (1.83m x 0.94m)

Walk-in shower cubicle with concertina screen door, wash water closet extractor fan, and tile finishes.

FRONT GARDEN

A pretty picket fence is the boundary of the front garden. It has a display of mature shrubs and planting. A gate opens to the side garden.

DRIVE PARKING

A brick drive is placed to the side of the home and leads to the garage.

GARAGE

16'4 x 8'4 (4.98m x 2.54m)

Double doors give vehicle access to the front. There is a door to the rear garden.

SIDE & REAR LANDSCAPED GARDENS

The garden is organised with lounging, entertaining, and relaxation in mind. There are shaped flowerbeds, stone wall boundaries, raised lawns, and a patio area ideal for outside dining and entertaining. Shingled pathways lead to the front access door, wander through a pergola and connect the areas of the garden. Stone pillars and stone walls separate the main garden from the end garden.

END GARDEN

Placed at the very end of the plot is a garden area that gives access to the outside studio and to the workshop.

STUDIO

9'6 x 9' (2.90m x 2.74m)

Refurbished in recent times the outbuilding is perfect for hobbies or a future outside office/study. Two windows look out onto the end garden and there is a glazed entrance door.

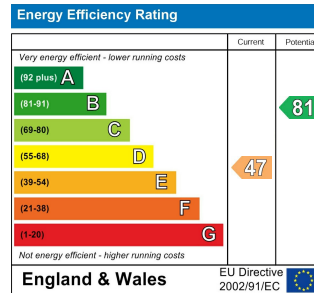
WORKSHOP

10' x 6'1 (3.05m x 1.85m)

Double glazed French doors open onto the end garden area.







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

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