



The Green, Calne
Price Guide £475,000



With vacant possession and no onward chain, this charming and spacious Grade Two Listed property retains many original period features throughout and is located on The Green in the heritage quarter of the town, a short walk away from amenities and further green spaces. The ground floor offers a delightful front sitting room, a formal dining room, a sunny kitchen breakfast room with part-glazed roof, utility room and a downstairs shower room/cloakroom. Upstairs, there are four good sized bedrooms and a quality four piece bathroom. The home has a beautiful south-west facing rear garden and there is the bonus of a cellar for storage and gas central heating.



LOCATION

The area surrounding the home is classed as a Heritage Quarter and is steeped in history. There is the Norman Church and the large Merchants Green surrounded by impressive period homes, of which the property is one. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard. As you walk down 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.

ACCESS AND AREAS CLOSE BY

The home is placed just 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.

THE HOME

Dating back to the early 1800's, this property is Grade Two Listed for it has special historical interest. Many of the period features remain intact, adding to the home's character and appeal. Outlined in more detail as follows

ENTRANCE PORCH

5'01 x 4'02 (1.55m x 1.27m)

The solid wood panel door with fanlight opens to the entrance porch, where there is ample space for storing outdoor attire. The fuse box is located here. Tiled flooring. A glazed timber door opens to the sitting room.

SITTING ROOM

16'03 into alcoves x 14'10 (4.95m into alcoves x 4.52m)

This lovely room has space for sofas, armchairs and further furniture all arranged around the open fireplace with stone surround and mantelpiece. The sash window views out to the front and has it's original working shutters and wood panelling beneath. There are alcoves either side of the fireplace and two further alcoves fitted with display shelving. The room has ornate decorative corning and a central ceiling rose. Fitted with carpet. Glazed door to the dining room.

DINING ROOM

14'10 x 11'02 (4.52m x 3.40m)

The dining room is of an excellent size and can accommodate a large dining table and chairs alongside other furniture. There is a gas fire within the fireplace, which has decorative tiles and painted wooden mantelpiece and surround. The alcoves

either side of the fireplace have display shelving with cupboards beneath. This room has ornate corning and is fitted with carpet. A sash window views into the kitchen breakfast room and stairs rise to the first floor. Double doors open to the kitchen.

KITCHEN BREAKFAST ROOM

15'04 x 13'07 (4.67m x 4.14m)

The kitchen breakfast room features a part glazed roof allowing an abundance of natural daylight to fill the room. The room is divided into two distinct areas for cooking and dining, separated by a peninsula. The kitchen comprises oak wood wall and floor units with granite work surfaces and a ceramic one and half sink and drainer. There is an integrated Miele fan oven and grill, a Neff microwave and Neff five ring gas hob with extractor over. Also included is a Miele dishwasher, a tall Samsung fridge freezer and a further under-counter Bosch freezer. The room has tiled flooring, a sash window facing the dining room and a glazed wall with French doors which lead to the garden. Door through to the utility and shower/cloakroom.

UTILITY ROOM

6 x 4 (1.83m x 1.22m)

This useful utility has space for a washing machine and tumble drier and has a butler sink under a window. There is also a water softener unit plumbed under a solid wood work surface. Tiled flooring and high level wall shelf. A door leads into the shower room cloakroom.

SHOWER ROOM/CLOAKROOM

5'11 into recess x 2'10 (1.80m into recess x 0.86m)

With built-in shower cubicle, hand wash basin and water closet. The boiler is located here which was fitted less than 2 years ago. A window faces the garden.

CELLAR

12'10 x 11'08 (3.91m x 3.56m)

From the first floor, a door opens to the original curved stone staircase to the basement, providing further storage space and wine cellar.

FIRST FLOOR LANDING

The carpeted first floor landing gives access to the principal bedroom, bedroom three and the bathroom. A staircase rises to the second floor.

PRINCIPAL BEDROOM

15'04 max x 12'01 (4.67m max x 3.68m)

This lovely room has space for a kingsize bed alongside other bedroom furniture and has the benefit of built-in wardrobes and an understairs store cupboard. The original sash window

faces the front of the home. Exposed ceiling beam. Fitted with carpet.

BEDROOM THREE

12'2 x 11'2 (3.71m x 3.40m)

With a sash window facing towards the garden, this carpeted room is currently set up as a second sitting room and has fitted book shelving across one wall. The room would happily accommodate a double bed and further bedroom furniture. Exposed ceiling beam.

FOUR PIECE BATHROOM

14 x 6'04 max (4.27m x 1.93m max)

The four piece bathroom suite comprises a pedestal water closet, pedestal basin, bidet and a wood-panelled bath with brass taps and hand-held shower attachment. This room has a cupboard housing the hot water tank and a further good sized storage cupboard. The room is carpeted and has transparent splashbacks fitted to protect the wallpapered walls, alongside some tiled finishes and a heated towel rail.

SECOND FLOOR LANDING

5'07 x 2'04 (1.70m x 0.71m)

The second floor landing gives access to bedrooms two and four.

BEDROOM TWO

16'10 x 10'11 (5.13m x 3.33m)

This delightful bedroom has partially exposed A frame timbers and a wood double-glazed dormer window to the front. The room has ample space to have a double bed, bedside tables and a seating area with further furniture. Fitted with carpet.

BEDROOM FOUR

16'02 x 11'01 max (4.93m x 3.38m max)

This room has been used as a large dressing room but could accommodate a double bed and further bedroom furniture. There are partially exposed A frame timbers and a double glazed Velux window faces the rear of the property. There is the added benefit of a hand basin in this bedroom and also access to spacious under eaves storage space.

GARDEN

The enclosed and private rear garden is accessed from the kitchen breakfast room and faces a south-westerly direction, making it a lovely place for al fresco dining and relaxation. There is a patio area from the French doors and steps lead up to the stone-paved garden which is bordered by mature shrubs, flowering plants and trees. Timber shed and trellising.

COUNCIL TAX BAND

Council Tax band D







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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		<small>EU Directive 2002/91/EC</small>