



**The Green, Calne**  
**£185,000**



VACANT POSSESSION & READY TO VIEW! A cottage that forms part of a period development. The home features a wonderful living space with quality fitted kitchen that is open plan., A shower room complements the double bedroom. the property comes with a parking space in front of the home. 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 The Green, facilities of the town and idyllic country walks. An ideal pied-a-terre, lock up and leave, first buy, or investment. THIS HOME FORMS PART OF AN EXCLUSIVE DEVELOPMENT, HAS A 10 YEAR NEW HOME WARRANTY & INCENTIVES TAILORED TO SUIT EACH PROSPECTIVE PURCHASER.



## 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 star listing.

## 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.

## THE COTTAGE

Outlined in a little more detail as follows;

### ENTRANCE LOBBY

**7'3 x 4'3 plus door recess (2.21m x 1.30m plus door recess)**

Doors open to the living space, bedroom and to the shower room.

### LIVING SPACE

**17'3 x 12'6 (5.26m x 3.81m)**

A window looks out to the front. There is room for a number of sofas and further furnishing. The living room has an open plan quality fitted kitchen to one corner of the room.

## KITCHEN AREA

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.

## DOUBLE BEDROOM

**13'2 x 9'10 (4.01m x 3.00m)**

A window looks out to the front. There is room for a double bed and further furniture.

## SHOWER ROOM

**7'10 x 6'6 (2.39m x 1.98m)**

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

## PARKING

In front of the home is an allocated parking space but could also be used as an area of hard standing garden. In front is a large expanse that has parking for the development but also gives access to the high arched courtyard entrance leading to the period courtyard.

## HIGH ARCHED COURTYARD ENTRANCE

**22'6 x 9'6 approx (6.86m x 2.90m approx)**

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

## INNER 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.

## BLACK GATE ENTRANCE

**21' x 7'9 approx (6.40m x 2.36m 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.

## NOTE

There will be a management company for the common areas on a share of the freehold basis we have been advised. One of the images is an Artists impression and has been staged.



