



Compton Road, Calne
£325,000



Offers considered £325,000 to £350,000. A village home placed on a large corner plot and in need of refurbishment. Vacant possession. Placed in the heart of the village of Hilmarton, this semi detached period home is thought to have been built circa 1835. The ground floor gives you a living room, dining room, kitchen, deep store hall and a bathroom. The first floor has three double bedrooms with one being occasional (could be separated). The exterior gives you a large garden which backs onto farmland. The drive offers parking for a multitude of vehicles.



LOCATION

The home is placed in the Heart of Hilmarton Village. The Village is supported by a Village School, Church and Public House. Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer. The nearby County Towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen. The village has over thirty listed buildings and the Historic Well House is close by.

ACCESS & AREAS CLOSE BY

To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route East through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes

during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

THE HOME

Outlined in a little more detail as follows:

ENTRANCE HALL

7'10 x 3'10 (2.39m x 1.17m)

Doors open to the inner lobby. and to the bathroom

BATHROOM

8'10 x 5'7 (2.69m x 1.70m)

The suite offers a water closet, vanity cabinet with wash basin and a panel enclosed bath with 'Triton' shower over. Electric towel rail and heater. Window with privacy glass.

INNER LOBBY

Stairs to the first floor and door to the living room.

LIVING ROOM

11'6 x 10'7 (3.51m x 3.23m)

A window looks out over the front garden. Door to the dining room and a door to a deep store. Fire surround with open fire. There is room for a number of sofas and further furniture.

DEEP STORE

3'7 x 3'1 plus understair (1.09m x 0.94m plus understair)

Deep storage area.

DINING ROOM

10'3 x 8' (3.12m x 2.44m)

A window looks out to the rear garden and there is the focal point of an open fire. Built in seating and space for a dining table. Airing cupboard.

KITCHEN

8' x 5'9 (2.44m x 1.75m)

Door to the garden and a window looks out over the garden also. Oven and hob. Sink and drainer with unit under. Store cupboard.

FIRST FLOOR LANDING

BEDROOM TWO

10,' x 9'9 (3.05m,' x 2.97m)

A window looks out over the garden. There is room for a double bed and extra furniture.

BEDROOM ONE

13'10 x 11'9 (4.22m x 3.58m)

A window looks out to the front. There is room for a large double bed and extra furniture. Door to the guest occasional bedroom.

BEDROOM THREE OCCASIONAL

9' x 9'9 (2.74m x 2.97m)

A window looks out over the rear garden. There is room for a double bed and further furniture.

THE PLOT

The home enjoys a front garden area plus a large plot to the side. The garden features an apple tree, flat lawn and a patio. There are outside storage sheds. The garden backs onto farmland.

DRIVE PARKING

The gravel drive offers parking for a multitude of vehicles.



