



Quemerford, Calne
£259,500



VACANT POSSESSION & NO ONWARD CHAIN! A period village cottage that enjoys a large rear garden and backs onto open countryside. The ground floor offers interconnecting living and a dining rooms, a fitted kitchen with appliances, entrance porch and a rear garden lobby. The first floor gives you two double bedrooms and a modern bathroom. The rear garden is organised to offer a large patio for entertaining, generous lawn and a raised deck that views out over countryside. The home is double glazed and gas centrally heated.



INTRODUCTION

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. The Quemerford area features two converted Historic Mills with one having a Mill Leat. From the home there are idyllic country and riverside walks on the doorstep. There is the advantage of a local post office shop, primary school and secondary school that are all within walking distance.

ACCESS & AREAS CLOSE BY

As you travel east you pass Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. Routes south lead you to Devizes, Caen Hill Locks, Salisbury and the South Coast.

THE HOME

An outline of the home in a little more detail is as follows.

ENTRANCE PORCH

5'2 x 3' (1.57m x 0.91m)

Door to the living room and a tile floor.

LIVING ROOM

12' x 11'7 (3.66m x 3.53m)

The focal point of the room is a fireplace with stove. There is room for a number of sofas and further furniture. Wide opening to the dining room. Wall light points.

DINING ROOM

11'7 x 9'2

The dining room has a wide opening to the kitchen that makes it perfect for interaction with guests. Stairs rise to the first floor. A window looks out top the rear. There is room for a dining table, chairs and further furnishing.

FITTED KITCHEN

8'7 x 7'4 (2.62m x 2.24m)

A window looks out to the rear and a door opens to the rear.

There is a selection of fitted wall and floor cabinets with wood block work surfaces. Inset electric oven and hood over. Integrated washing machine, fridge and freezer. Belfast style sink. Wine rack and tile finishes.

OPEN GARDEN PORCH

From here there is access to the rear patio and garden.

FIRST FLOOR LANDING

Doors to the bedrooms and to the bathroom.

MASTER BEDROOM

14'2 x 11'10 (4.32m x 3.61m)

Two windows offer a view out over the front. Built-in wardrobes. There is room for a large double bed and extra furniture to complement.

BEDROOM TWO

9'8 x 8'9 (2.95m x 2.67m)

Another double bedroom. A window looks out over the rear garden and countryside beyond.

BATHROOM

9'5 x 4' (2.87m x 1.22m)

The suite offers a panel enclosed bath, water closet and a pedestal wash basin. Velux style window and tile finishes.

FRONT GARDEN

To the front of the home is a deep hard standing garden that is shingled/graveled. Access to the front porch and door to the covered corridor.

COVERED SIDE ACCESS

A door from the front garden gives access to a covered corridor that gives access to the rear garden.

LARGE REAR GARDEN

The home enjoys a large rear garden that offers areas of different character. Adjacent to the home is a very generous patio that is perfect for outside dining and entertaining. There are two storage shed placed to one side. From here you step onto a long flat lawn that is ideal for recreation and lounging. A path runs down one side to the end of the garden

At the end of the garden is a generous deck that looks out over countryside. It offers a nice area to retreat, relax and entertain.

NOTE

There are historic rights of way to neighbouring homes down the covered side access and across the patio. This is very common with properties in the area and of this period.



