



Oxford Road, Calne
£267,500



RECENTLY UPGRADED! OFFERS INVITED! NO CHAIN & VACANT POSSESSION! A period home that has a landscaped rear garden, two double bedrooms, a large four piece bathroom and a staircase to a boarded attic (bedroom three). The ground floor gives you an entrance porch, hall, dual aspect double living space, fitted kitchen, conservatory and a guest cloakroom. The first floor has two double bedrooms and the four piece bathroom that includes a double walk-in shower. A staircase leads up to a large attic with skylight window. The rear garden offers a generous patio for entertaining and a flat lawn for lounging/recreation. The home features double glazing and gas central heating. The home has recently had the kitchen upgraded, decorated and new flooring.



LOCATION

The property is placed to the North of the centre of Historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES

The property offers a gentle walk to Medical Centres and Pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket.

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 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 in-between.

THE HOME

The home is outlined in a little more detail as follows;

ENTRANCE PORCH

Door to the entrance hall.

ENTRANCE HALL

Stairs rise to the first floor. Door to the living space.

LIVING SPACE

22'4 x 12'9 (6.81m x 3.89m)

A dual aspect space with natural lounging and dining areas. A window looks

out over the front garden and a further window looks into the rear conservatory. A door opens to the kitchen.

The room can happily accommodate a number of sofas, dining table, chairs and further items of living room furniture.

FITTED KITCHEN

14'3 x 9'3 (4.34m x 2.82m)

A window looks out over the rear garden and a further window looks into the conservatory. There is a selection of fitted cabinets with work surfaces. Space has been allowed for a washing machine, dish washer and a fridge freezer. Inset is an electric oven, hob and chimney hood. Stainless steel sink and drainer.

CONSERVATORY

14'6 x 8'7 (4.42m x 2.62m)

Fitted wall cabinets. Access to the garden and a door to the cloakroom.

GUEST CLOAKROOM

4' x 2'8 (1.22m x 0.81m)

Water closet.

FIRST FLOOR LANDING

Balustrade landing with doors giving access to the bedrooms and to the four piece bathroom. Stairs rise to the attic floor.

MASTER BEDROOM

14'3 x 10' (4.34m x 3.05m)

Two windows look out to the front. There is room for a super-king size bed and extra furniture. Built -in wardrobe with high level storage.

BEDROOM TWO

11'9 x 9'6 (3.58m x 2.90m)

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

FOUR PIECE BATHROOM

13'6 x 9'10 (4.11m x 3.00m)

The suite offers a panel enclosed bath with mixer taps and shower attachment, water closet, pedestal wash basin plus a double walk in shower. Window with privacy glass. Space for display furniture.

ATTIC

15'6 x 13'10 (4.72m x 4.22m)

Boarded attic. Skylight window. Multifunctional space.

FRONT ENCLOSED GARDEN

The garden is wall enclosed and has a gated access. Laid to patio.

REAR LANDSCAPED GARDEN

Adjacent to the home is a generous patio area screened by planting. Perfect for outside dining and entertaining. Steps rise up to a path that runs down to the end of the garden. Flat lawn. Rear access gate.



