



London Road, Calne
£315,000



PARKING AND GARAGE! A double-fronted three bedroom period home located on the south side of Calne town centre, with easy access to the town's amenities and to green spaces. Full of period charm, the home has three reception rooms on the ground floor, as well as the kitchen. The first floor has three bedrooms, one with shower cubicle, basin and fitted wardrobes, and a family bathroom. There is also the bonus of a spacious attic room. Externally the enclosed rear garden is of an excellent size and has a sunny aspect. There is parking for two/three cars and a garage also. Double glazing and gas central heating.



CALNE AND SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is placed to the south of Calne centre and forms part of a terrace of Georgian and Victorian cottages. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

ENTRANCE HALL

The entrance hall gives access to the study and the living room. Wood-effect laminate flooring and wall panelling.

STUDY

12'03 x 7'01 (3.73m x 2.16m)

With a window to the front aspect, this room has ample space for the requirements of a home office or could be used as a snug, playroom or hobby/gaming room. Chimney breast with alcove cupboards either side. Exposed ceiling beam and laminate flooring. A cupboard under the window houses the electric and gas meters.

LIVING ROOM

12'10 x 12'04 (3.91m x 3.76m)

A cosy living room with a beamed ceiling and inglenook fireplace with Bath stone hearth and timber lintel. The alcoves either side of the fireplace have wood shelving and

panelling with cupboards under. A window faces the front of the home. Fitted with carpet. Stairs rise to the first floor and a door leads through to the dining room and kitchen.

DINING ROOM

12'07 x 9'10 (3.84m x 3.00m)

The dining room has ample space for a large dining table and chairs. The room has an opening with an archway to the kitchen, making this a perfect space for those who like to dine and entertain. A box bay window views out to the rear garden. A brick fire surround, with inset gas fire, has alcove cupboards on either side and a pine wood display mantel shelf that runs across the length of the wall. Laminate flooring.

An archway opens to the kitchen.

KITCHEN

10'10 x 9'03 (3.30m x 2.82m)

Through an archway from the dining room, the kitchen has a window facing and a door that opens to the rear garden. The kitchen comprises solid wood wall and base cupboards, including shelving and a decorative glazed cupboard door. Laminate worktops and tiled splashbacks. There is space for a freestanding cooker, washing machine and dishwasher. A useful understairs storage area provides the space for a tall fridge freezer. Stainless steel one and a half sink and drainer beneath the window. Tile-effect laminate flooring.

FIRST FLOOR LANDING

The painted staircase leads up to the first floor accommodation, where there is access to the three bedrooms and bathroom. A further door opens to the attic room staircase. Carpeted landing.

BEDROOM ONE

12'11 x 12'06 (3.94m x 3.81m)

A good size bedroom which can happily accommodate a kingsize bed, bedside tables and wardrobe, alongside other furniture. Original storage cupboard with hanging space and a cupboard with shelving above.. Exposed ceiling beam. A window faces the front of the home. Fitted with carpet.

BEDROOM TWO

12'07 x 9'09 (3.84m x 2.97m)

With ample space for a kingsize bed and further furniture,

this bedroom has the bonus of a mains-operated shower cubicle and hand wash basin. There is a wall of fitted wardrobes, which incorporates the airing cupboard where the hot water tank is situated. A window views over the rear garden and there is the feature of an exposed ceiling beam. The loft can be accessed from this room also.

BEDROOM THREE

10'03 x 6'06 (3.12m x 1.98m)

A generous single bedroom which is currently utilised as a home office. Exposed ceiling beam, window facing the front and fitted with carpet.

BATHROOM

7'05 x 4'02 (2.26m x 1.27m)

The bathroom comprises a panel bath with shower attachment and mixer taps, a pedestal water closet and wall-hung wash basin. There is a casement window with privacy glass that faces the garden. Vinyl flooring. Chrome heated towel radiator.

ATTIC ROOM

19'01 7'11 max (5.82m 2.41m max)

The attic room is a really good additional space in the home which could be used in a variety of ways. Exposed A frame timbers. Dormer window to the rear aspect. Storage cupboards at one end of the room.

REAR GARDEN

A real feature of the home, the rear garden is fully enclosed, terraced and enjoys a very sunny aspect. The garden has been designed to include areas for dining, relaxation and entertaining. Adjacent to the rear access door of the home is a paved patio with central steps that lead to two seating areas, also perfect for container and pot plant display. There are further steps up to an area laid to lawn with a central brick path that leads to the shed and garage. A back gate opens to the parking area.

GARAGE AND PARKING

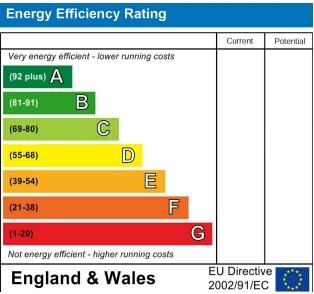
Accessed from Back Road, the timber garage has a pedestrian side door and vehicular access. There is a parking area that fits two/three cars.

COUNCIL TAX BAND

Council Tax Band B.







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

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