



Shelburne Road, Calne
£475,000

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- **Period Family Home**
- **Five Bedrooms**
- **Large Garden**
- **Garage & Parking**
- **Desirable Location**
- **Sympathetically reburbished throughout**
- **Sold with No Chain!**
- **Guest cloakroom, Family bathroom & En-suite**
- **Kitchen Breakfast with utility room**
- **Period Features**



Adam House, 13, The Green

This charming Victorian semi-detached home is full of character, featuring high ceilings, sash windows, original fireplaces, and period tiling. Recently undergoing a full refurbishment by the current owner, the property is presented in excellent condition throughout. Situated on a generous corner plot, it boasts five spacious bedrooms, a large garden, driveway parking, and a garage. It is offered for sale with no onward chain.

The ground floor offers a beautiful living room with a bay window, brick fireplace, and log burner. A separate dining room with patio doors opens out to the garden, creating an ideal space for entertaining. The home has been extended to include a bright and spacious kitchen/breakfast room, a utility room, and a convenient W/C.

On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. The top floor features two additional bedrooms connected by a stylish Jack & Jill en-suite.

Externally, the home offers driveway parking for multiple vehicles and a hedged front garden providing privacy and space. There is a garage, and a side gate gives access to the large rear garden, which is laid to flat lawn and features a large patio.

Location

Located on the desirable south side of Calne, on a popular street of mostly period homes. This property is situated just a short walk to the countryside and the amenities of town. There are good local primary schools also within walking distance.

The Home

Outlined in further detail as follows:

Internal Porch

The welcoming entrance porch features Victorian encaustic tiles in the Chequer Black and Red style. A further door opens to the entrance hall.

Entrance Hall

Via a beautiful decorative coloured glass door, the entrance hall leads to the ground floor accommodation. Mounted on the wall is an original 1950s doorbell. Stairs rise to the first-floor landing.

Living Room

14'4 x 14'11 (4.37m x 4.55m)

This generous living room is filled with natural light from a charming bay window fitted with sash windows (upvc double-glazed). At the heart of the room lies a striking exposed brick fireplace with a woodburner – the perfect focal point for arranging large sofas. The room boasts restored stripped wood flooring and is further finished with wall lighting.

Dining room

14'7 x 10'10 (4.45m x 3.30m)

The dining room also has a brick fireplace and chimney with a woodburner. There are also two large storage cupboards, one housing a water softener. There is space to accommodate a large dining table and chairs, and patio doors open out to the garden, creating an ideal space for entertaining. The room also features the wall-mounted combi boiler.

Kitchen Breakfast

16'10 x 10 (5.13m x 3.05m)

The vaulted-ceiling kitchen includes a mix of wall and

floor cabinets, plus a breakfast peninsula ideal for barstools. There's a designated space for a fridge/freezer and a range-style cooker. Tiled flooring extends seamlessly into the utility room, which is accessed via a door from the kitchen.

Utility Room & Cloakroom

9'04 x 9'11 (2.84m x 3.02m)

A large and useful utility area with worktop space to accommodate a washing machine and dryer, plus access to the ground floor W/C with wash basin. A door opens to the rear garden.

First Floor Landing

Doors open to all three first-floor bedrooms and a family bathroom. Stairs rise to the top floor.

Bedroom One

11'10 x 11'8 (3.61m x 3.56m)

A generous double bedroom features strip wood flooring, a charming cast-iron fireplace, and a sash window overlooking the front of the home. Space to accommodate a double bed and further storage furniture.

Bedroom Two

11'8 x 8'3 (3.56m x 2.51m)

Positioned with a window opening over the rear garden, offering space for a double bed. Stripped wood flooring.

Family Bathroom

A fully tiled suite featuring a P-shaped bath with shower over, a water closet, and a pedestal wash basin. Additional touches include a heated towel radiator and a privacy-glazed window.

Bedroom Three

11'9 x 6'1 (3.58m x 1.85m)

A single bedroom located at the front of the home, perfectly suited for use as a study.

Top Floor Landing

The top floor offers two further bedrooms and a joint en-suite shower room.

Bedroom Four

18'4 x 8'4 (5.59m x 2.54m)

The bedroom offers space for a double bed and has a door into the bathroom. There is a Velux window and a window to the side.

Bedroom Five

18'5 x 7'11 (5.61m x 2.41m)

A further top-floor bedroom features a Velux window and an additional side window, creating a naturally bright space. The room also benefits from useful eaves storage and has a door leading to the bathroom.

Jack & Jill En-suite

Comprising a shower cubicle, water closet, and wash basin.

Externals

Outlined in further details as follows:

Garden

There is a large area of patio that wraps around the rear and side of the property, with mature ornamental shrubs and trees. The garden also offers a large flat lawn ideal for recreation and is fully enclosed with good levels of privacy.

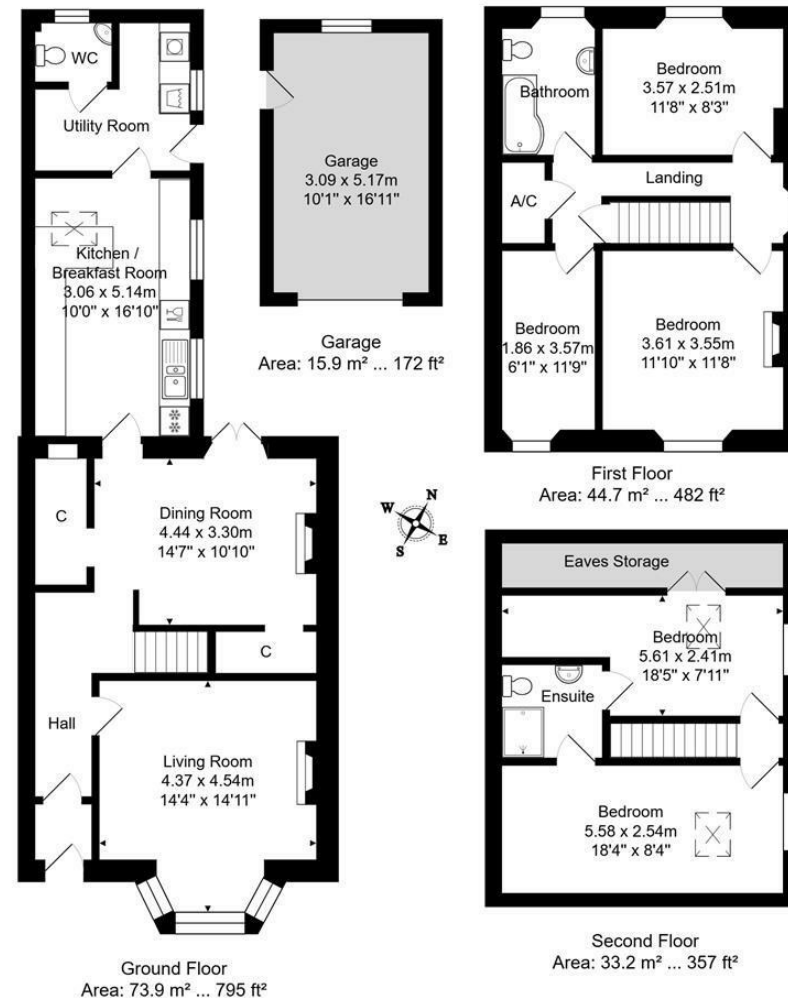
Garage

17'3 x 10'1 (5.26m x 3.07m)

Accessed via the up-and-over door to the front and a pedestrian door from the garden. Power and light.







Total Area: 151.8 m² ... 1634 ft² (excluding eaves storage, garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

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

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