



Brewers Lane, Calne
£260,000



Situated in the sought-after southside of Calne, this delightful semi-detached cottage on Brewers Lane offers period charm blended with modern convenience. Believed to date back to the 1700s, the semi-detached home features three well-proportioned bedrooms, a sitting room with inglenook fireplace, a modern fitted bathroom and a dual aspect dining kitchen. With the benefit of gas central heating and double glazing, the cottage has also retained some original period features, such as exposed stonework and timber lintels, reflecting its heritage within a conservation area of the town.

Outside, there is a fully enclosed south-facing garden, designed for easy maintenance and providing a peaceful place to relax.

Calne itself is a picturesque town, known for its rich history and community spirit. Residents can enjoy local amenities, including shops, schools and parks all within easy reach, while the surrounding area offers wooded walks and scenic open countryside.



Calne and Surrounding Area

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

Located on the south side of Calne, in a truly lovely location with a rich heritage, the cottage is placed within a conservation area. Nearby are woodland, a brook and footpaths leading to both the amenities of the town centre and to open countryside.

The Home

Once forming part of a large thatched cottage, the home is believed to date back to the 18th Century and retains some of its original architectural features. The building is mentioned in several local publications about Historic Calne.

Entrance Hall

A welcoming carpeted entrance hall, with space for coats and shoes, which gives access to the ground floor of the cottage and where stairs rise to the first floor.

Sitting Room

16'06 x 13'04 (5.03m x 4.06m)

A charming sitting room with space for sofas and armchairs arranged around the inglenook fireplace with timber lintel and stone hearth. Full of character and period charm, this room has alcoves, exposed beams and stonework which lends to its cosy country atmosphere. A window views over the front garden and a doorway opening leads to the dining kitchen. Fitted with carpet.

Dining Kitchen

20'07 max x 8'01 max (6.27m max x 2.46m max)

A modern fitted kitchen comprising wall and base cupboards along the entire width of the room, combining an efficient work space with an area for freestanding furniture and a moderate sized dining set. Integrated appliances include an electric hob, oven, extractor hood, under-counter fridge and freezer and washing machine. There is space for a slimline dishwasher. A drainer sink is situated beneath one of two windows that view to the rear of the cottage. The combi boiler is housed in a wall cupboard here. Tile-effect vinyl flooring. An under-stairs cupboard provides useful storage.

Upstairs Landing

The carpeted landing gives access to all three bedrooms and the bathroom. There is loft access here, with a larger loft hatch in Bedroom One. Both loft hatches lead to a partially boarded roof space with a light.

Bedroom One

13'03 max x 11'01 (4.04m max x 3.38m)

Bedroom one is of an excellent size and has a window that views over the garden at the front of the cottage. The room has ample space for a kingsize bed, wardrobe and plenty of other furniture but is currently used as a home office and hobby room. Fitted with carpet. Loft access.

Bedroom Two

10'02 x 9'09 (3.10m x 2.97m)

Bedroom Two is another good size double bedroom with space to accommodate bedside tables, wardrobes and further furniture. Window to the rear aspect. Carpeted.

Bedroom Three

11'08 x 8'08 (3.56m x 2.64m)

An excellent sized third bedroom which is currently used as a dressing room and happily accommodates two large wardrobes, a bookcase and still offers further good storage space. This room would be a very generous single bedroom and has the benefit of an electric remote-controlled Velux skylight window. Fitted with carpet.

Bathroom

With a window facing the rear of the home, the stylish bathroom has been fitted in recent years and comprises a bath with shower over, a pedestal water closet and wash basin with vanity drawers beneath. Fully tiled walls and flooring. Storage cupboard.

Garden

A charming south-facing garden, situated at the front of the cottage which is fully enclosed by fencing and has a gate that leads onto Brewer's Lane. The garden is a peaceful retreat which has been designed with ease of maintenance in mind, with artificial grass and a paved patio, perfect for al fresco dining, relaxation and pot plant display. A paved path and steps lead up to the front door of the cottage.

Council Tax Band

Council Tax Band B.





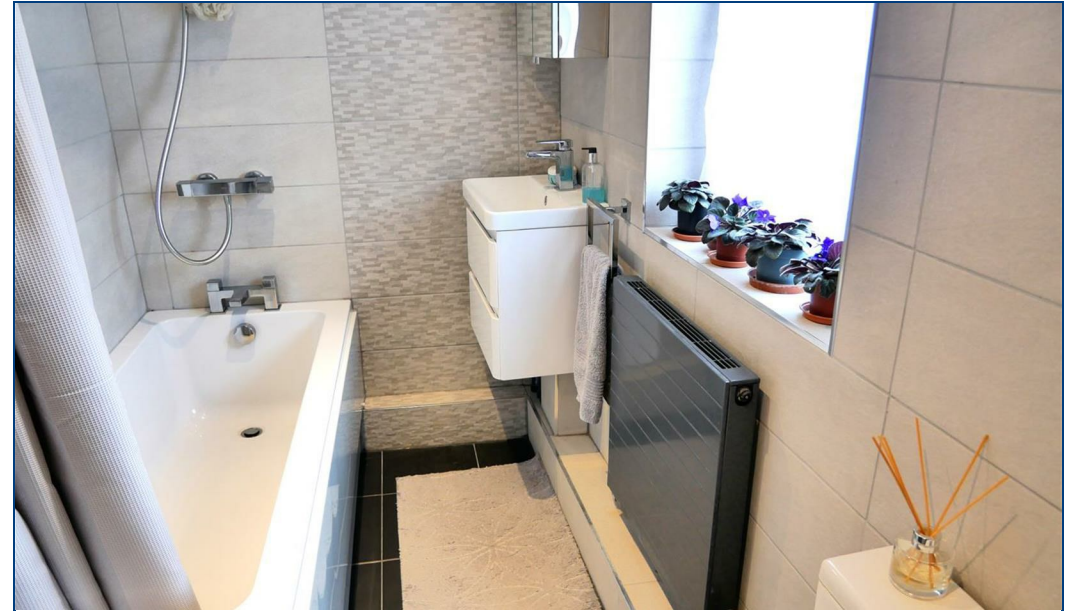


GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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