Station Road, Calne

£435,000

Butfield Breach

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- NO CHAIN
- FOUR DOUBLE BEDROOMS
- DOUBLE FRONTED DETACHED
- LARGE LIVING ROOM
- FITTED DINING KITCHEN
- CORNER PLOT GARDEN
- TWO CAR DRIVE & GARAGE
- BATHROOM & EN-SUITE
- STUDY OFFICE & GUEST CLOAKROOM
- SOUTH OF CALNE - CLOSE TO COUNTRYSIDE

82, Station Road

NO CHAIN & GREAT LOCATION! The home is placed in a great location in that it offers a gentle stroll to idyllic country walks, parkland, the river and to the facilities of the town. This double fronted home enjoys four double bedroom (three with wardrobes) complemented by a bathroom plus en-suite to the master bedroom. The ground floor gives you an impressive living room of 23ft 3 x 12ft (7.09m x 3.66m) with a dual asect, formal hall, study/family room, guest cloakroom and a fitted dining kitchen. There is direct access from both the living room and the dining kitchen onto the garden- expanding living space in fine weather. There is the bonus of drive parking and a garage. The garden backs onto Castlefields Park and there is a side garden offering a lovely retreat. Double glazed and gas centrally heated.

LOCATION
Across from the home is Castlefields Park which then leads onto idyllic country walks. The centre of Calne is a gentle walk away offering a multitude of facilities on the doorstep. The Heritage Quarter of Calne is close by. This area features the iconic Merchant Green, Norman Church, River Marden and the pretty shops of Church Street.

ACCESS & AREAS CLOSE BY
The home is well positioned for access routes for the commuter and for those wishing to take in Historic places. To the east along the A4 is Cherhill White Horse, Historic Avebury and Marlborough. West along the A4 leads you to Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound to London. Routes south take you to Devizes, Salisbury and routes to the coast. For those without a vehicle, there is an excellent bus service connecting Chippenham through Calne to Swindon and the main line train stations.

FORMAL HALL
Doors open to the living room, dining kitchen, study/family room and to the guest cloakroom. Under stair store cupboard. Room for display furniture. Tile floor.

GUEST CLOAKROOM
6'9 x 3'3 (2.06m x 0.99m)
Water closet and a pedestal wash basin. Window with privacy glass. Tile floor.

DUAL ASPECT LIVING ROOM
23'3 x 12' (7.09m x 3.66m)
A window views out to the front. Two windows look out over the rear garden. French doors open onto the garden also. There is ample space for a number of large sofas and further living room furniture.

STUDY/FAMILY ROOM
10'1 x 8'6 (3.07m x 2.59m)
A window views out to the front. A sizeable office, study or hobby room. Ideal for home working or as an extra getaway family room.

FITTED DINING KITCHEN
18' x 11'3 (5.49m x 3.43m)
French doors open out onto the rear garden and expand living space in fine weather. Windows look out onto the side and the garden also. The room is arranged to offer space for a large dining table, chairs, and further furniture.
There is a selection of fitted wall and floor cabinets with work surfaces. Inset oven, hob, stainless steel chimney hood and cooking guard. Inset one and a half sink with a drainer. There is space for a fridge freezer, a washing machine and a dishwasher. Tile floor and tile finishes.

FIRST FLOOR LANDING
Doors give access to the bedrooms and to the main family bathroom.

FAMILY BATHROOM
6'10 x 6'2 (2.08m x 1.88m)
The suite offers a panel enclosed bath with mixer taps and a shower attachment, pedestal wash basin and a water closet. Window with privacy glass and a chrome towel rail radiator. Tile finishes.

MASTER BEDROOM
13'3 x 10'9 plus wardrobes (4.04m x 3.28m plus wardrobes)
There is space for a super king size bed and extra furniture. Triple recessed wardrobe. Door to the master en-suite and a door to the airing cupboard. A window looks out to the front.

MASTER EN-SUITE
8'9 x 3' (2.67m x 0.91m)
Shower cubicle, wash basin and a water closet. Tile finishes. Extractor fan.

BEDROOM TWO
13'4 x 12'3 plus wardrobe (4.06m x 3.73m plus wardrobe)
The largest of the bedrooms. Recessed deep wardrobe. There is room for a super king bed and extra bedroom furniture to complement- a sofa, for example. A window views out to the front.

BEDROOM THREE
10' x 9'6 plus wardrobes (3.05m x 2.90m plus wardrobes)
Built-in four-door wardrobe. Views out over Castlefields Park. There is room for a double bed and extra furniture also.

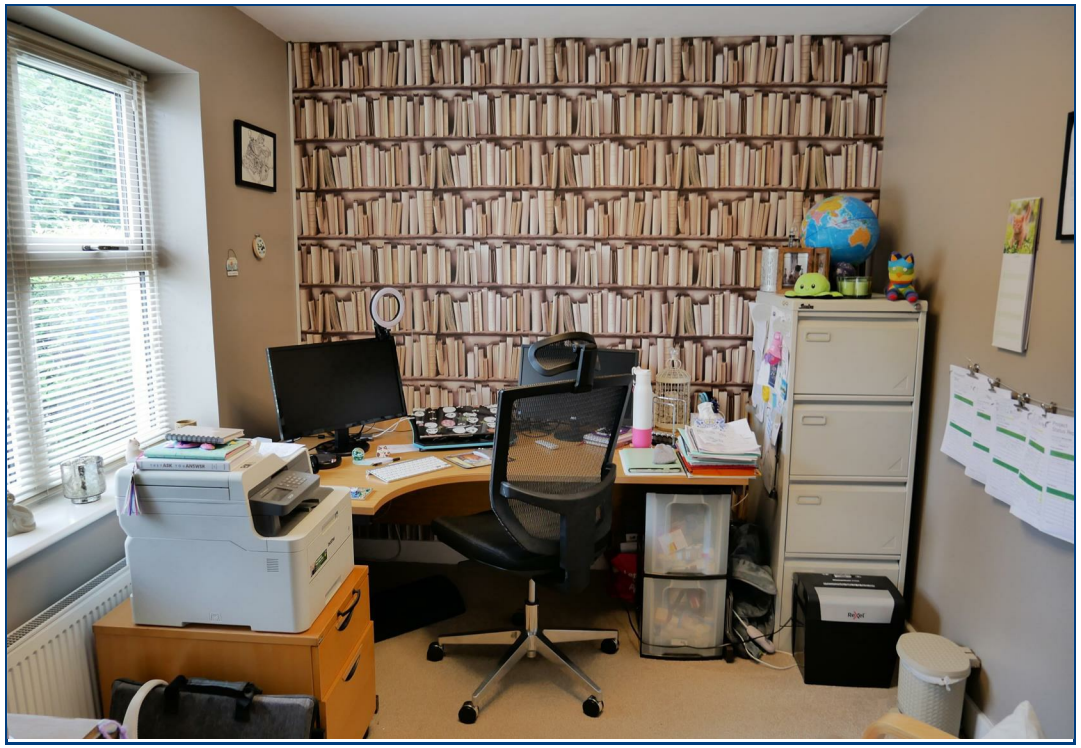
BEDROOM FOUR
11'1 x 7' (3.38m x 2.13m)
The final bedroom can accommodate a double bed plus extra furniture. A good guest bedroom but also a good alternative study, hobby, or office location. A window views out over Castlefields Park.

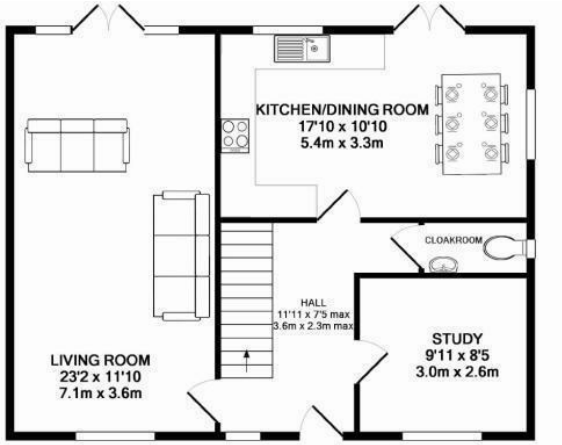
SIDE BRICK DRIVE PARKING
To the side of the home is a brick drive that offers parking for two cars comfortably- possibly three. The drive leads to the garage and a gate opens to the rear garden.

GARAGE
The garage has up and over vehicle access plus a glazed door to the rear garden. Power and light.

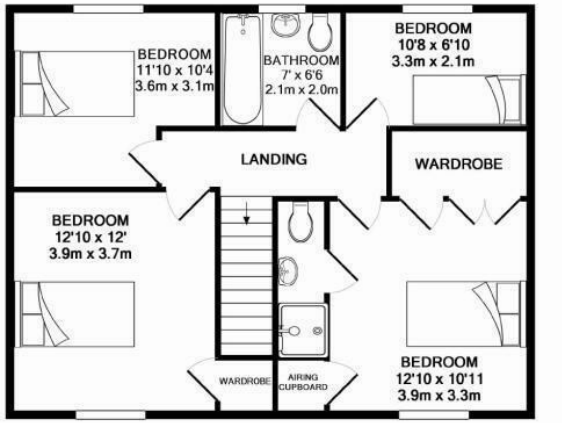
REAR ENCLOSED GARDEN
The garden has the backdrop of parkland and woodland. There is a flat lawn for recreation and a patio area that gives room for outside dining. At the rear of the garage is a garden area that is perfect for discreet storage.
Access to the side garden.

SIDE GARDEN RETREAT
To the side of the home is a garden area that is a perfect retreat/getaway. The area offers good privacy and is graveled for ease of maintenance. There is a raised bed and ornamental trees.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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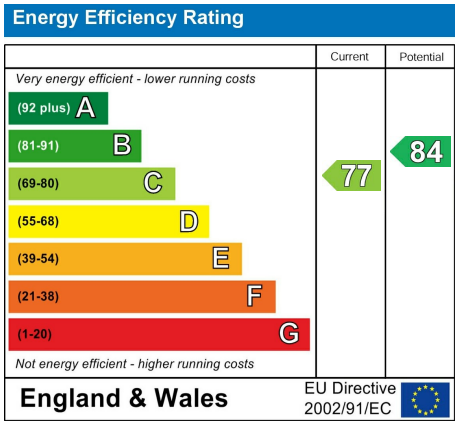

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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