

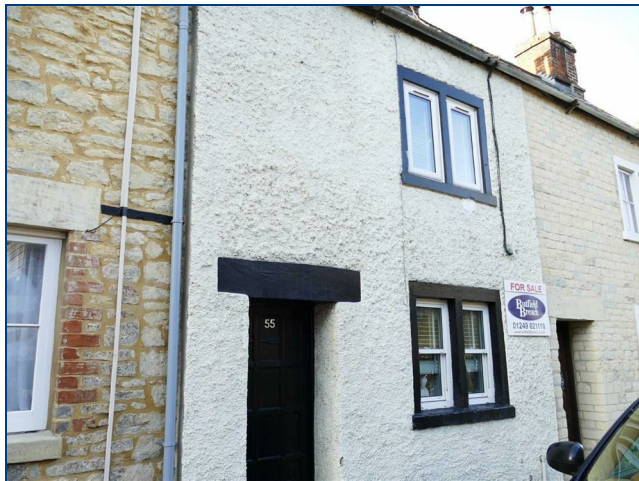


**Church Street, Calne**  
**£225,000**



**NO ONWARD CHAIN!** A charming period cottage tucked away in the Heritage Quarter of Calne and filled with character features. The accommodation spans over three levels with the ground floor comprising of the spacious living room with stone fireplace and the dining kitchen which opens onto the sunny enclosed garden through the stable door. The first floor offers the large master bedroom and a spacious modern bathroom. Stairs then also rise to the top floor attic room- currently utilised as a guest room and office by the current owners.

The home has double glazing and gas central heating.



## THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in history. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Mary's Courtyard. Close by is the Heritage Centre, the river Marden and Calne centre that enjoys a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

## ACCESS & AREAS CLOSE BY

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South is the market town of Devizes and routes to Salisbury and the

coast. There is a regular bus route (No 55) that connects Chippenham to Swindon train stations and takes in Derry Hill, Lyneham, Royal Wootton Bassett plus villages in between.

## ENTRANCE LOBBY

A door opens onto the living room. There is space for display furniture and coat hanging.

## LIVING ROOM

**15'0" x 12'3" (4.57 x 3.73)**

The focal point of the room is an Inglenook style fireplace with exposed stonework and tile hearth. Contemporary radiator and a wood floor. The room can happily accommodate a number of sofas and further living room furniture. Double French doors open to the dining kitchen and a window looks out over the front.

## DINING KITCHEN

**14'10" x 7'8" (4.52 x 2.34)**

A bright room filled with lovely features. There is a selection of fitted wall and floor cabinets with wood block work surfaces and space has been allowed for a fridge, freezer and a washing machine. Inset is an enamel sink and drainer, an electric oven and gas hob with a hood over. Space has also been created for a small dining table and chairs. A stable door gives access out onto the rear garden, expanding the living space in fine weather and a window looks out over the garden also. The space is complemented by tile finishes, a wooden floor and timber panelling features. A staircase rises to the first floor.

## FIRST FLOOR LANDING

Doors open to the master bedroom, large bathroom and a further staircase which rises to the multi purpose attic room.

## LARGE BATHROOM

**11'6" x 7'9" maximum (3.51 x 2.36 maximum)**

A very spacious bathroom that has a large dormer window with privacy glass and areas for display furniture. There is feature timber panelling, tile finishes and a chrome towel rail radiator. To one corner is the panel enclosed bath that is recessed to form a natural shower cubicle with shower over. There is a pedestal wash basin and a water closet. Two built in cupboards and display shelves offer storage, as well as housing the combi-boiler,

## MASTER BEDROOM

**13'0" x 11'9" (3.96 x 3.58)**

A generous bedroom that offers space for a large double bed as well as easily accommodating further items or display and storage furniture. A deep double wardrobe offers further storage and a window looks out to the front. There is also the feature of a fireplace.

## ATTIC ROOM

**13'10" x 9'10" (4.22 x 3.00)**

Currently utilised as a guest room and office by the present owners, this rooms lends itself to a range of uses, The Velux window faces out to the rear of the home, offering views of the rooftops and filling the space with natural light.

## ENCLOSED REAR GARDEN

A delightfully sunny garden with south and westerly aspects and a private position which makes it perfect for entertaining/lounging. Herringbone brick patio for ease of maintenance and plenty of space for pot plant display. The boundaries are both wall and fence with the rear boundary featuring exposed stone.



