



Wood Street, Calne
£240,000

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- Semi-Detached Period Cottage
- Two Double Bedrooms
- Modern Kitchen Breakfast Room
- West-Facing Walled Courtyard Garden
- Living Room and Separate Dining Room
- Recently Re-Fitted Four-Piece Bathroom
- Town Centre Location
- Original Period Architecture Blended With Modern Convenience
- Large Boarded Attic
- Gas Central Heating



6 & 8, Wood Street

HOME SHOW LAUNCH! A charming early 19th century period home with excellent ground floor living space, two double bedrooms and a lovely westerly courtyard garden offering good privacy. The home is full of period details such as sash windows with shutters, exposed beams and flagstone flooring. The ground floor offers a living room, a dining room and a modern fitted breakfast kitchen. The first floor has two double bedrooms plus a newly fitted spacious bathroom. There is a gallery landing and a large boarded loft. This Grade II listed home has gas central heating and partial secondary glazing.

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

This home is centrally located in Calne, within walking distance of the amenities of the town, local schools, and access to countryside walks. There is the ability to park on nearby streets with no permit required.

Entrance Hall

The welcoming entrance hallway offers good space for coat and shoe storage and has the feature of original flagstone flooring and exposed ceiling beams. A glass door opens to the living room.

Living Room

15'2 x 17'5 (4.62m x 5.31m)

The living room offers ample space for sofas, armchairs and display furniture, arranged around the fireplace with working wood burner, timber lintel and stone hearth. An original sash window with shutters and secondary glazing faces to the front aspect.

Exposed stone wall and ceiling beam. Doors open to the dining room and kitchen and stairs rise to the first floor. Fitted with carpet.

Dining Room

17'7 x 10'9 (5.36m x 3.28m)

A bright dual aspect room, with a sash window with secondary glazing and shutters to the front and a glass door with windows either side that view to the courtyard garden. The dining room is an excellent size and can comfortably accommodate a dining set, sofa, armchairs and display furniture. There is an attractive stone fireplace with slate hearth and a working wood burning stove. Exposed ceiling beam. The flooring is laid to flagstones alongside some marble tiling. A cupboard beneath the window houses the gas meter.

Kitchen Breakfast Room

18'7 x 9'7 (5.66m x 2.92m)

Fitted in recent times, the stylish Howdens kitchen comprises a range of sage green cabinetry with wood-effect laminate worktops. A peninsular breakfast bar allows ample space to dine, with storage beneath. Integrated appliances include a Neff 'Slide and Hide' fan oven, microwave, induction hob with extractor hood and dishwasher. There is space for a tall fridge freezer and a washing machine. A Vaillant combination boiler is housed within a wall cupboard. Full of natural daylight, there are two windows, one with stainless steel drainer sink beneath, and a half-glazed door that opens to the courtyard garden. Subway style tiling to the walls and natural stone floor tiling. Understairs storage area.

First floor Landing

A spacious carpeted landing which gives access to both double bedrooms and the bathroom. A casement window views out to the rear of the home. Exposed beam. The loft access is here, which is of excellent size and has a pull-down ladder, light and is boarded.

Bedroom One

11'9 x 11'9 (3.58m x 3.58m)

A spacious bedroom with the benefit of fitted wardrobes with hanging space and shelving, plus an additional large storage cupboard. The bedroom has ample space for a kingsize bed, bedside tables and further furniture. A sash window with secondary glazing views out to the front of the home. Fitted with carpet. Exposed ceiling beam.

Bedroom Two

10'7 x 10'5 (3.23m x 3.18m)

With an exposed ceiling beam and corner wardrobe with hanging space and shelf, bedroom two offers space for a kingsize bed and further furniture. Sash window with secondary glazing to the front aspect. Fitted with carpet.

Bathroom

A recently fitted modern suite, comprising a clever design of a bath and walk in shower with dual shower heads, on a raised plinth and with a glass screen. Pedestal water closet and vanity wash basin. Casement window with privacy glass. Tiling to the walls and floor, extractor fan and chrome towel radiator.

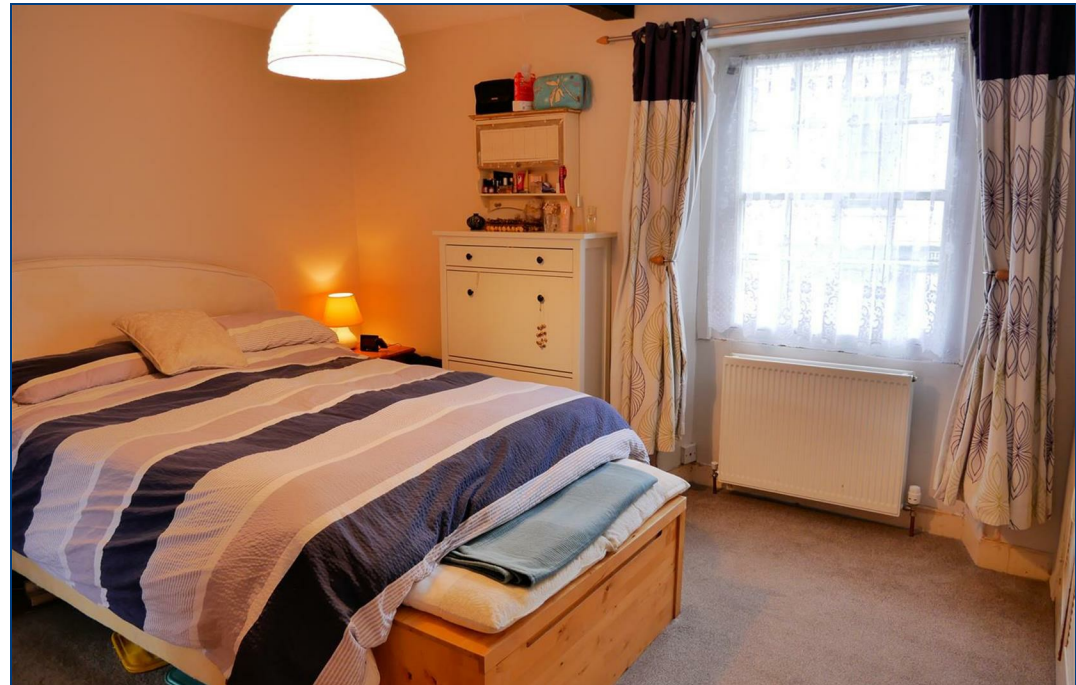
Courtyard Garden

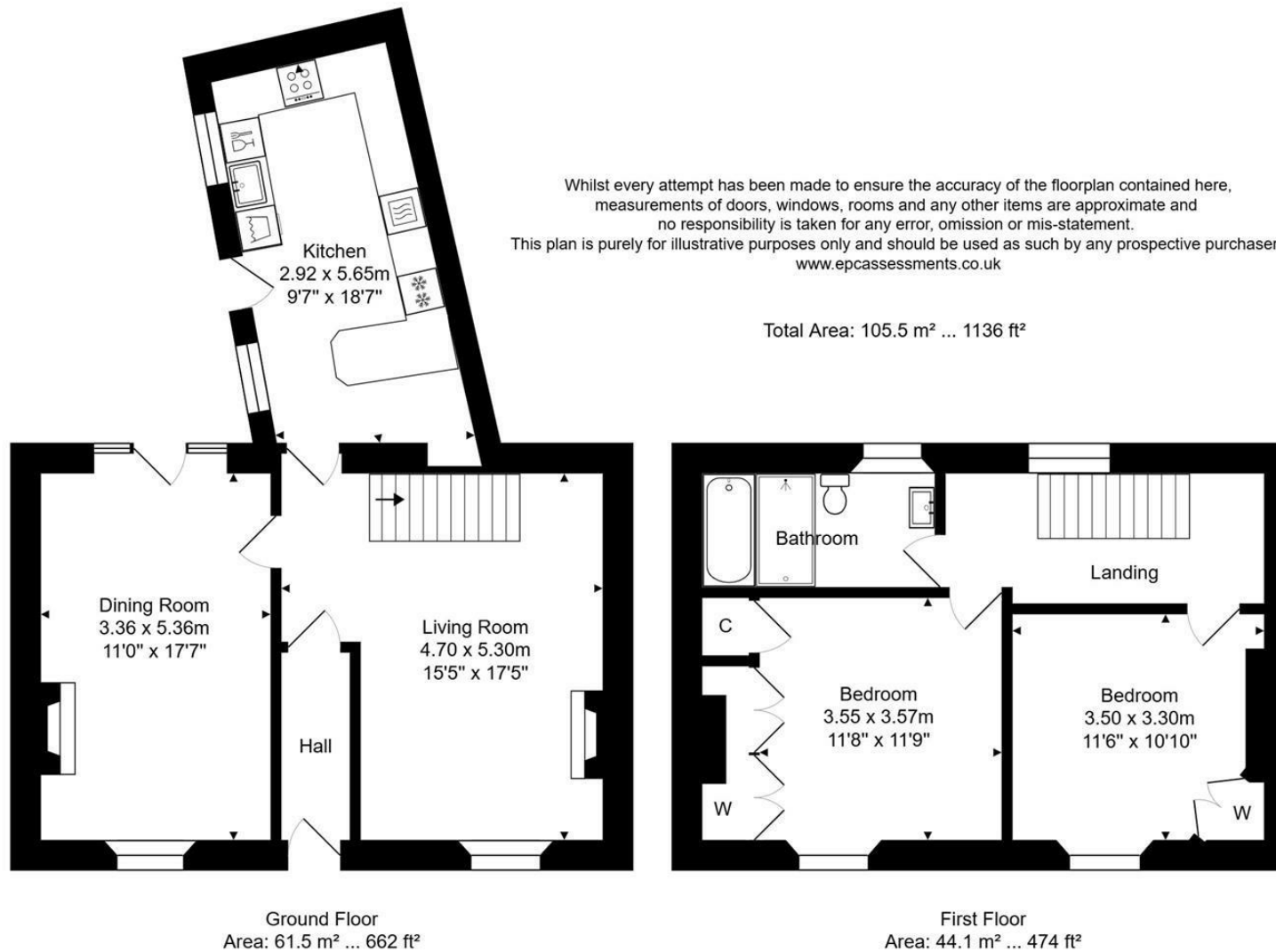
A lovely walled and extremely private courtyard garden with a westerly aspect, perfect for al fresco dining and relaxation. Accessed from the kitchen or the dining room, expanding the living space in the warmer weather, the courtyard has the feature of an old well which has been thoughtfully used as a planter. The courtyard is laid to paving stones with some planting to the borders, including a beautiful honeysuckle, hydrangeas and a bay tree. Shed and storage area.

Services

All mains services are connected.
Water meter.
Council Tax Band B.







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