

New Road, Calne

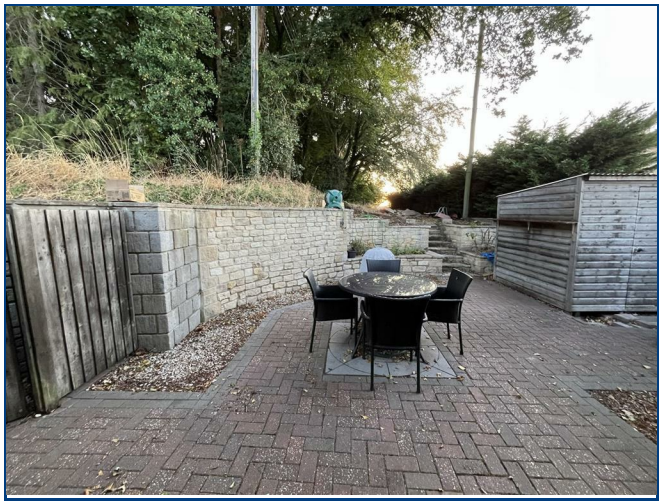
£289,950

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- NO CHAIN
- EXTENDED COTTAGE
- COUNTRYSIDE VIEWS
- BACKING ONTO BOWOOD ESTATE
- GARDEN WORKSHOP
- DINING KITCHEN
- UTILITY WITH WATER CLOSET
- TWO DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- CHARMING FEATURES







Swiss Cottage, 3, New Road

Offered for Sale with No Chain! Situated on the outskirts of Bowood Estate and enjoying rolling hilltop views is this spacious two double-bedroom extended cottage. Internally, there is an entrance porch, living room, and an excellent-sized dining kitchen, with patio doors opening out to the garden. There is also a utility room with a separate water closet. The first floor consists of a study landing with beautiful views out over the front, two generous double bedrooms, and a large four-piece family bathroom. Externally, there is a generous-sized private garden and a garden workshop.

THE HOME
Located in the village of Studley, on the A4, this property offers convenient access to the market towns of Chippenham, with its mainline train station, and Calne. The home is outlined in more detail as follows:

ENTRANCE PORCH
4'8 x 4'5 (1.42m x 1.35m)
Upon entering the home, you come to an entrance porch with ample space for outdoor wear and shoe storage. A stained-glass wooden door leads through to the dining kitchen. A window opens out over the side of the home. Tiled flooring.

DINING KITCHEN
22'8 x 12'3 (6.91m x 3.73m)
Following on from the entrance porch, you enter an impressive and generously sized dining kitchen. The room has been thoughtfully arranged to provide a natural space for a dining table, as well as areas for display and lounge furniture.

The kitchen is fitted with a range of attractive wooden wall and base units, incorporating a mid-height double oven. Tiled finishes. A door lead through to the utility room, while patio doors provide direct access to the garden.

A balustrade staircase rises to the first floor, with useful storage space beneath. A door opens to the living room. Recently fitted with new flooring.

UTILITY ROOM
9'5 x 7'9 (2.87m x 2.36m)
Following on from the kitchen, you come to the utility room. The utility room has been fitted with base units, where a sink with a drainer is inset into the work surfaces. Space and plumbing allow for a washing machine. A door opens to a water closet. Tiled flooring. Wall-mounted combi boiler.

LIVING ROOM
15'5 x 11'3 (4.70m x 3.43m)
A cosy living room featuring wooden beams, wall lighting and a window to the front. Space allows for multiple sofas and display furniture. Wooden double doors open to a storage cupboard. Recently fitted carpet.

FIRST FLOOR STUDY LANDING
9'4 x 7'8 (2.84m x 2.34m)
With a window enjoying countryside views out over the front of the home, there is a spacious study landing. Space allows for display and lounging furniture. Doors open to both of the bedrooms as well as the family bathroom. There is access here to a boarded attic with a pull-down ladder. The entirety of upstairs is fitted with new carpet.

PRINCIPAL BEDROOM
15'1 x 11'2 (4.60m x 3.40m)
A generous principal bedroom with a window looking out over the front of the home and the green views beyond. The room can accommodate a king size bed, bedside tables, and a range of further bedroom furniture.

BEDROOM TWO
14'5 x 8'9 (4.39m x 2.67m)
Bedroom two is of a generous size, allowing for a double bed, bedside tables and further bedroom furniture. This room also benefits from having a fitted wardrobe. A window opens out over the side of the home.

FOUR PIECE FAMILY BATHROOM
15'2 x 7'10 (4.62m x 2.39m)
The four-piece bathroom is of an impressive size, consisting of a walk-in shower, curved paneled enclosed bath, a heritage-style pedestal wash basin, and a water closet. A window opens out over the rear of the home. Tiled finishings.

EXTERNAL
Outlined as follows:

FRONTAGE
The front of the home has been laid to shingle, ideal for pot planting. A path leads to the entrance porch and to double gates which allow access to the garden.

GARDEN
Adjacent to the dining kitchen, you come to the garden. There is a generous area laid to patio, ideal for lounging and dining furniture during the warmer months and also offers a large shed for storage. Steps rise up to the remaining garden, which offers another area to sit and relax, the further garden is laid to lawn with conifer hedging to the border for excellent privacy. A gate opens to the workshop. A further gate opens to the front of the home.

WORKSHOP
Tucked behind the rear of the home is a workshop.

PROPERTY INFROMATION
Freehold
All Mains services connected
Gas Central Heating
Council Tax: C


KITCHEN
ECO
VER

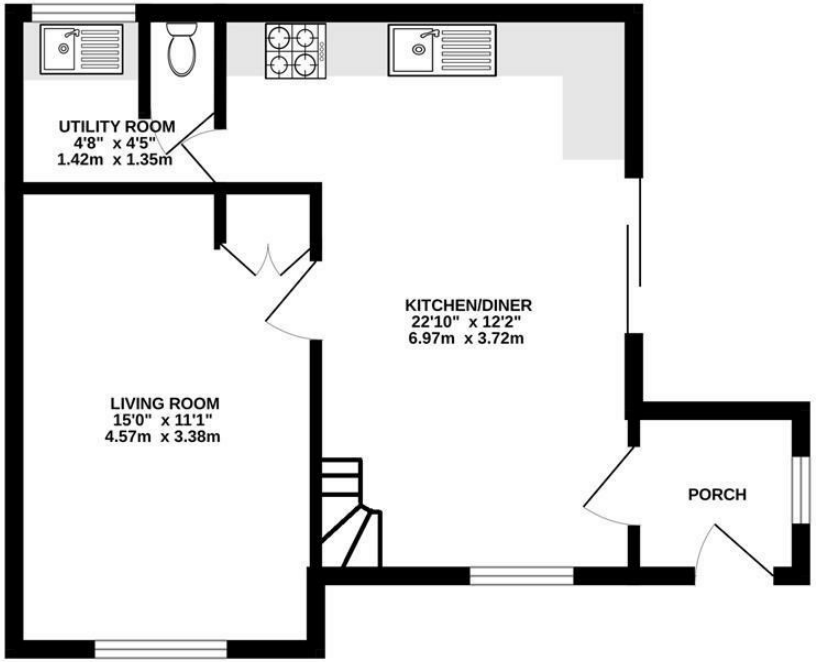




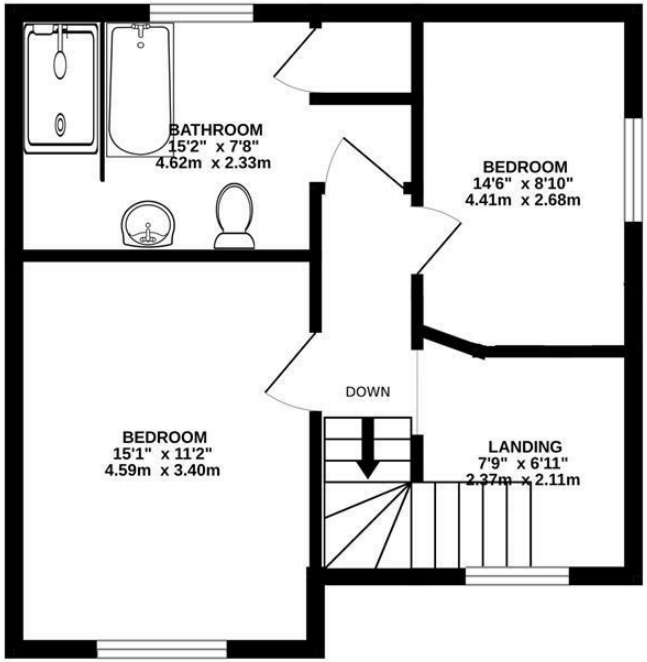




GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Floorplan for identification purposes only
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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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