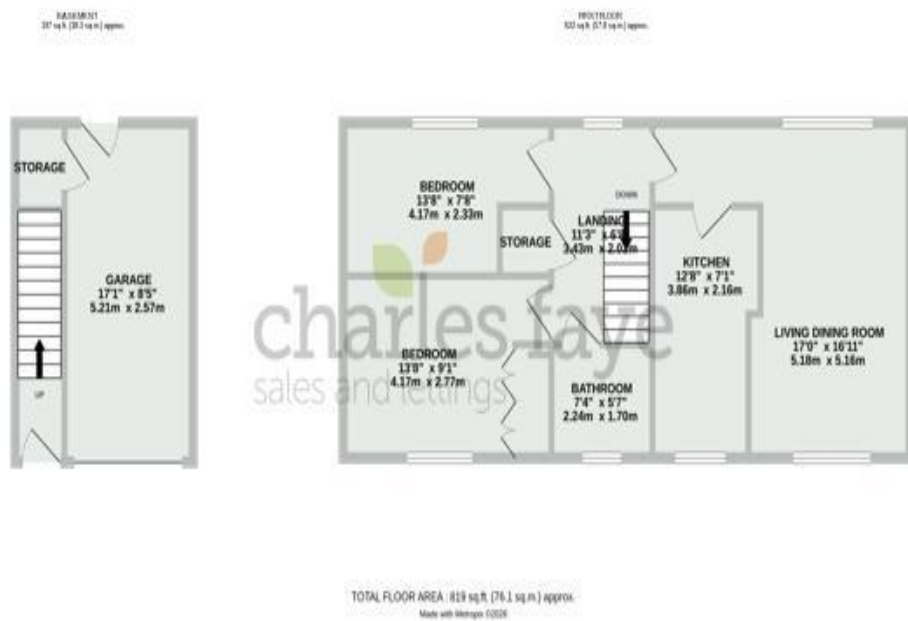


**DIRECTIONS TO THE PROPERTY**



**CHARLES FAYE**

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

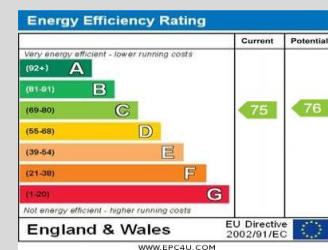
**FINANCIAL ADVICE**

Free independent financial advice is available. Please call us for more information.

**COUNCIL TAX BAND**

The council tax band for this property is band B

**PROPERTY RATING**



**25 Grayling Close**  
Calne, SN11 9QT

**£200,000**

*'People & property are always at the heart of whatever we do'*

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



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## 25 Grayling Close, Calne

CHAIN FREE! A spacious two bedroom coach house in the sought after Lansdowne Park. This light and airy property boasts a generous dual aspect living and dining area, creating a bright and welcoming space perfect for both relaxing and entertaining. A separate kitchen provides practical functionality, while two well-proportioned double bedrooms offer comfortable accommodation. The principal bedroom benefits from built-in wardrobes, and a modern family bathroom completes the interior. Externally, the property includes allocated parking, a single garage with electricity, and an additional storage cupboard, adding to its overall convenience and appeal.

- Freehold Coach House
- Good Size Separate Kitchen
- Close to Local Primary Schools
- Garage & Off Street Parking
- Dual Aspect Living/Dining Room
- Two Bedrooms
- Close to Local Amenities
- CHAIN FREE

### PROPERTY FRONT

Entrance door with canopy porch over leading into the hallway with stairs rising to first floor, radiator.

### LANDING

Upvc double glazed window to rear, doors leading to living dining room, bedrooms, bathroom and airing cupboard.

**LIVING DINING ROOM** 17' 0" x 16' 10" (5.18m x 5.13m) max

Upvc double glazed windows to front and rear, two radiators, door to kitchen.

**KITCHEN** 12' 8" x 7' 1" (3.86m x 2.16m)

Upvc double glazed window to front, fitted with a range of wall and base cabinets with work surface over, stainless steel sink unit, tiled surrounds, integrated cooker, four ring gas hob, extractor hood over, space and plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring.



**BEDROOM ONE** 13' 8" x 9' 1" (4.16m x 2.77m) Into Wardrobe

Upvc double glazed window to front, built in double wardrobe, radiator.

**BEDROOM TWO** 13' 8" x 7' 8" (4.16m x 2.34m)

Upvc double glazed window to rear, loft access, radiator.

**BATHROOM** 7' 4" x 5' 7" (2.23m x 1.70m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower and screen over, tiled surrounds, towel radiator, vinyl flooring.



### EXTERNALLY

#### ALLOCATED PARKING

There is driveway parking to the front of the garage.

**SINGLE GARAGE** 17' 1" x 8' 5" (5.20m x 2.56m)

Up and over door, power and light, door to rear leading out into Zander Road, good size storage cupboard with power and light.

