Quemerford, Calne

£250,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- Charming Period Mid-Terraced Cottage
- Two Double Bedrooms
- Large Rear Garden With Workshop/Store
- Living - Dining Room With Wood Burning Stove
- Off-Road Parking
- Kitchen Breakfast Room
- Upstairs Bathroom
- Gas Central Heating
- Double Glazing
- Close to Countryside and Town Centre Facilities

163, Quemerford

A charming two-bedroom period cottage in historic Quemerford, featuring an extended kitchen, cosy living room with wood-burning stove, two double bedrooms and a family bathroom. Outside, the property boasts a generous rear garden with level lawn, productive cultivation area and a substantial workshop, offering excellent outdoor space and versatility. Gas central heating and double glazing.

LOCATION
The property is located in the Quemerford area of Calne, on the edge of the rollings hills of the North Wessex Downs and beautiful open countryside. Close by is the local primary school of Holy Trinity and the secondary school of Kingsbury Green is also within easy walking distance. The River Marden, Wessington Park, Village Post Office and the local Public House are also close by. The centre of Calne is within easy reach and offers multiple shopping facilities, supermarkets, coffee shops, restaurants and hostelries. Easily accessed by road or public transport are the Wiltshire market towns of Devizes, Marlbrough and Chippenham where there is also a railway station with fast routes to London, Bath and Bristol.

THE HOME
Outlined in further detail as follows:

ENTRANCE PORCH
Entering the home via a recently fitted Upvc front door, there is space for shoes and coat storage.

LIVING ACCOMMODATION
20'10 x 11'02 (6.35m x 3.40m)
The living accommodation of the home has been arranged allowing natural areas for lounging and dining, ideal for those who like to dine and entertain. Strip wood flooring. Outlined in more detail as follows:

LIVING ROOM
Featuring a wood burning stove with wood lintel above and flagstone hearth. This cosy space can accommodate multiple sofas alongside display furniture. A window opens to the front of the home.

DINING AREA
From the living area, you come to the dining room where space allows for a generous dining room table and chairs. A doorway leads through to the kitchen and the stairs rise to the first floor with shelved storage beneath the stairs.

KITCHEN BREAKFAST
13'06 x 9'08 (4.11m x 2.95m)
This generous shaker-style kitchen comprises wood-effect laminate worktops, electric hob and fan oven with extractor and a ceramic sink with a drainer beneath a window overlooking the rear garden. There is further space for three under counter fridge/freezer appliances and plumbing for a dishwasher and washing machine.
There is an extra built-in tall storage cupboard and bespoke shelving. Tiled flooring. French doors open out to the rear garden's covered patio, expanding the home in the warmer months.

FIRST FLOOR LANDING
A balustrade landing where doors open to both bedrooms and the family bathroom. A further door opens to a deep store cupboard. The loft hatch is located here, which has a drop down ladder.

BEDROOM ONE
12'03 x 9'08 (3.73m x 2.95m)
A bright and spacious main bedroom with a window to the front aspect. The room currently houses a super king size bed and there are built in wardrobes and a large cupboard for storage, where the combi boiler is located. Wood-effect laminate flooring.

BEDROOM TWO
11'11 x 11'01 (3.63m x 3.38m)
Arranged in two sections, allowing space for multiple use. The main partition of the room can accommodate a double bed and further furniture. Through an arch is the other section of the room, ideal for use as a dressing area or home study. A window in each section of the room views over the rear garden. Fitted with carpet.

FAMILY BATHROOM
8'06 x 5'07 (2.59m x 1.70m)
Comprising a panel enclosed bath with shower over, pedestal wash basin and water closet. Tiled finishings.

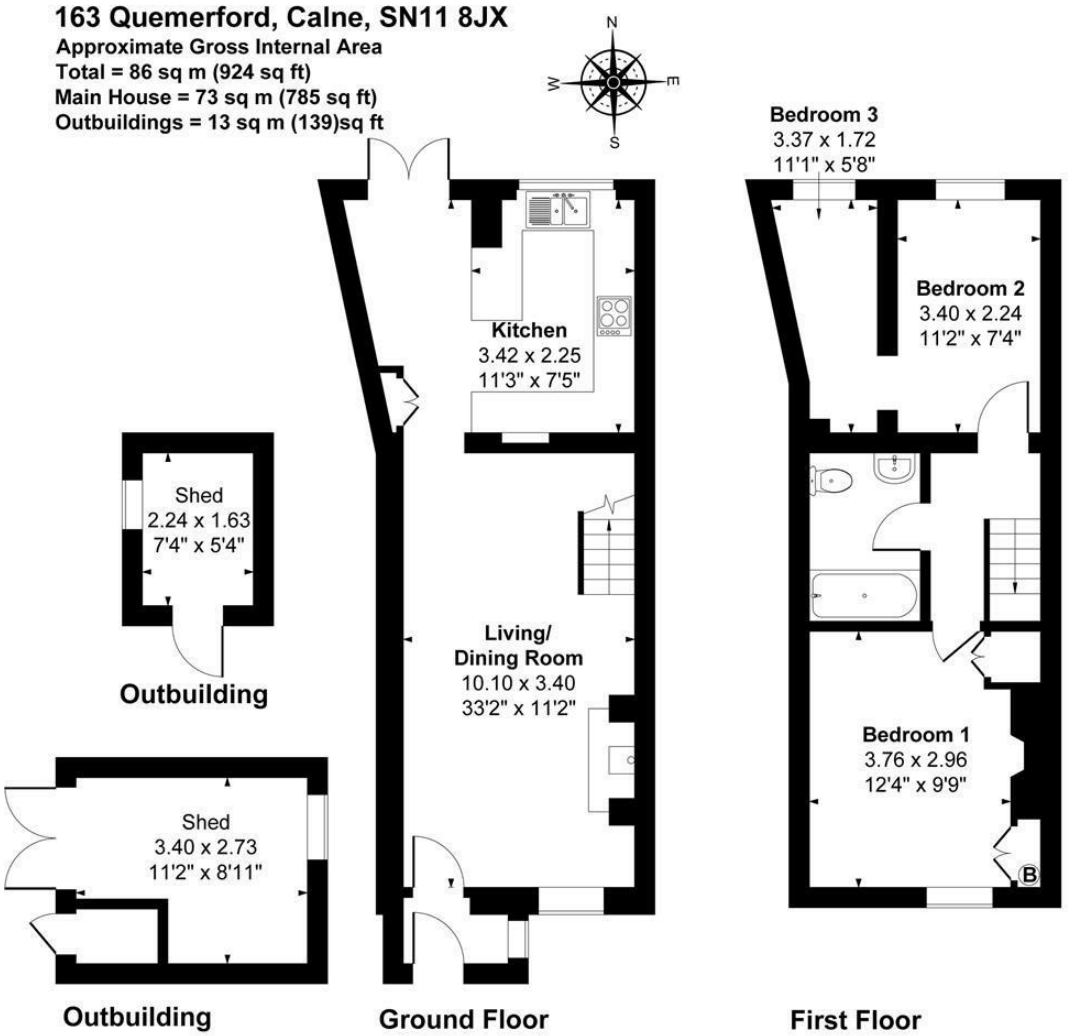
EXTERNALS
Outlined in further detail as follows:

GARDEN
The rear garden is of an excellent size and fully enclosed. Adjacent to the kitchen is a large covered patio area, ideal for indoor/ outdoor living and large enough to accommodate a dining set and BBQ area. The middle section of the garden is laid to lawn with a path leading down to the end of the garden where there is a cultivation garden, featuring raised beds. At the very rear of the garden there is a timber shed and further workshop/store.

SERVICES
All mains services are connected.

Council Tax Band B

163 Quemerford, Calne, SN11 8JX
Approximate Gross Internal Area
Total = 86 sq m (924 sq ft)
Main House = 73 sq m (785 sq ft)
Outbuildings = 13 sq m (139)sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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

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