



7 Cobden Cottages, New Zealand, Calne

Calne

Guide Price
£500,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Situated within the picturesque hamlet of New Zealand near Calne, this charming terraced cottage offers deceptively spacious accommodation, beautiful gardens and a highly versatile workshop/garage, all set within the heart of the Wiltshire countryside.

The property features two welcoming reception rooms, ideal for both everyday family living and entertaining. The cosy living room enjoys a characterful brick-built fireplace with inset log burner, wooden flooring and stairs rising to the first floor, creating a warm and inviting atmosphere. To the rear, the dining room provides an excellent entertaining space with views and access onto the garden.

The fitted kitchen offers a range of wall and base units complemented by wooden worktops and a Belfast double sink. Integrated appliances include a fridge/freezer and washing machine, alongside a double electric oven with gas hob. A useful utility area and cloakroom add further practicality to the ground floor accommodation.

Upstairs, the property offers three comfortable bedrooms. Bedroom one benefits from built-in wardrobes and useful storage, while the remaining bedrooms overlook the rear garden and enjoy plenty of natural light. The modern family bathroom is well appointed with a bath, separate shower cubicle, vanity wash basin and heated towel rail.

Externally, the home continues to impress. The enclosed front garden is designed for low maintenance with attractive ornamental planting, while the generous side garden provides a peaceful retreat featuring a large fish pond, established flower beds, vegetable plot and a summer house with power and lighting. A gravel driveway offers ample off-road parking for several vehicles.

A standout feature of the property is the substantial garage/workshop, offering excellent versatility for storage, hobbies or home working. Complete with power, lighting, multiple work benches, additional storage areas and a wet room, this space presents fantastic potential for a variety of uses.

Viewing -

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or email us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Situation - New Zealand -

New Zealand is a small hamlet close to the larger village of Lyneham offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Oil Central Heating

Wiltshire Council - Tax - Band C

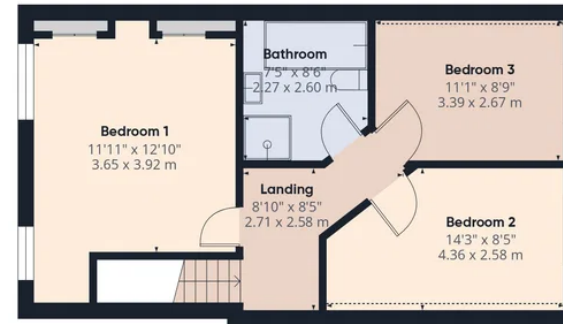
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1574 ft²

146.2 m²

Reduced headroom

24 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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