



Castle Street, Calne
Calne

Offers in the Region of
£400,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A charming Grade II listed mid terrace house located in a central location in the Wiltshire market town of Calne close to all local amenities. The accommodation offers entrance hall, living room, kitchen/breakfast room, utility, cloakroom and sun room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a fully enclosed rear garden offering a high degree of privacy.

The Property - Accomodation comprising of an internal porch allowing access to the hallway with staircase to first floor and doorway to living room. The living room is of good size with two sash windows allowing plenty of natural light into the property as well as benefitting from an electric fireplace. Moving through the property towards the rear is the kitchen / diner which has a variety of wall and base units with worktops over, sink with mixer taps. Integrated electric oven and two burner gas hob, integrated dishwasher and fridge. Gas Rayburn with two ovens and two hot plates. Adjacent, a walk in pantry provides further storage space. The sun room to the rear is a lovely addition, creating a peaceful space to observe the garden. Seperate utility room fitted with a range of wall and base units, Belfast style sink, space and plumbing for a washing machine.

The first floor is home to three good sized bedrooms. The first bedroom is the prinicple room with the benefit of a walk in shower. The second is a double with two built in wardrobes, with the final bedroom to rear also having a built in wardrobe to make a comfortable single room or home office. The family bathroom comprises of a three piece suite with shower over bath, low level WC and sink.

The Grounds - A beautiful private and fully enclosed rear garden. Steps from Sun Room leading to patio area with further steps to lawned area, garden shed and mature trees and planting.

The Location -

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

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

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

Wiltshire Council Tax - Band D

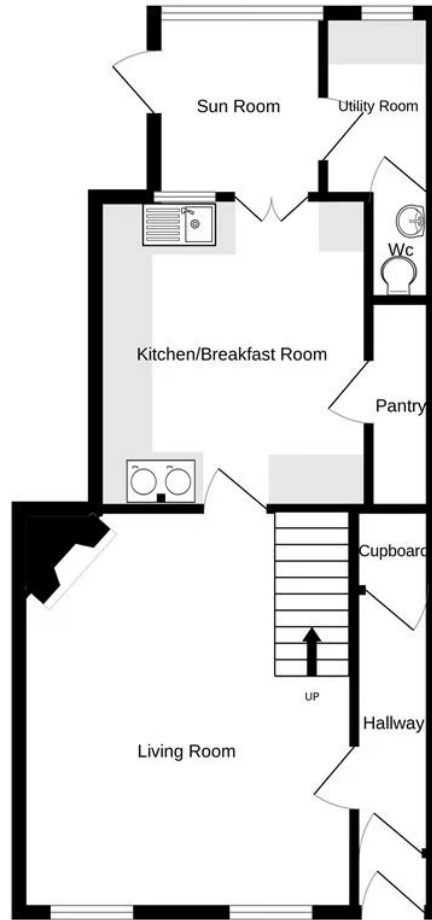
Tenure - Freehold

There is no allocated parking but roadside parking nearby.

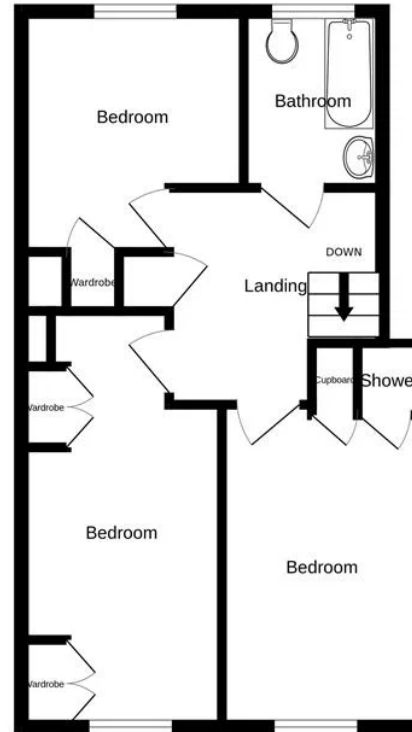




GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Calne Sales

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