



Stoke Meadow, Calne
£259,950



A very large 'Barn Style Coach House', placed in a cul de sac location and positioned in a wonderful South Calne location- close to idyllic country walks.. The home gives you around 950 sq ft (882 sqm) of accommodation and with the large garage- an impressive size of around 1,165 sq ft (108.2 sqm). The home offers you bedrooms that can accommodate super king size beds plus extra furnishing. There is a bathroom plus an en-suite to the master bedroom. A private entrance door with stairs lead up to a long hall with an 'Art Gallery' feel. The living room is a wonderful 19ft x 11ft 9" (5.79m x 3.58m) with space for large items of furniture. Adjacent is a quality fitted kitchen. Outside is a hard standing garden area that is perfect for outside dining and relaxing. The large 20ft 6 x 10ft 6 (6.25m x 3.20m) garage has light, power and the bonus of water. Double glazed, centrally heated and Freehold. Generous parking space also. A gentle stroll will take you to countryside, the local leisure centre and the facilities of the town.



LOCATION

19' x 11'9 (5.79m x 3.58m)

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also. To the west is Chippenham, Bath, and the M4 westbound. Routes south take you to Devizes, Caen Hill Locks, Salisbury and the Coast. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, rail stations, and the villages in between.

THE HOME

The home is positioned in a cul de sac by C.G. Fry where the theme fits in with the rural surround. The development has homes in a 'Barn Style' and is on the doorstep of idyllic country walks. The home is outlined in a little more detail as follows;

GROUND FLOOR ENTRANCE LOBBY

Glazed entrance door. Stairs rise to the first floor.

FIRST FLOOR

LONG HALL

34'10 x 3'9 (10.62m x 1.14m)

The hall has an 'Art Gallery Feel' and has doors that give access to the bedrooms, main bathroom and to the living room. Sky Light offer a lovely effect and here is room for display furniture. Cupboard with space for a condenser dryer.

LIVING ROOM

19' x 11'9 (5.79m x 3.58m)

An expansive room with natural lounging and dining areas. The room offers space for large sofas, large dining table, chairs plus further furnishing. A window views out to the front and a wide opening gives access to the fitted kitchen.

FITTED KITCHEN

9'1 x 8'10 (2.77m x 2.69m)

The room gives you a selection of quality fitted wall and floor cabinets with work surfaces, tile finishes and under cabinet lighting. Integrated double oven, gas hob and a stainless steel hood over. Integrated washing machine, dish washer and fridge freezer. Inset one and a half sink and drainer.

MAIN BATHROOM

8'6 x 5'6 (2.59m x 1.68m)

The suite offers you a shaped panel enclosed bath with shower over and a curved shower screen. Water closet and a contemporary wash basin. Light and shaver point. Chrome towel rail radiator, tile finishes and a skylight window.

BEDROOM TWO (GUEST)

11'3 x 10' (3.43m x 3.05m)

The guest bedroom gives you room for a super king size bed. There will be space for further bedroom furniture also. A window views out to the front.

MASTER BEDROOM

15'1 x 13'3 (4.60m x 4.04m)

A generous bedroom that gives you space for large wardrobes, bedside cabinets, chest of drawers, a

super king size bed plus further furniture. A window looks out to the front and there is access to the en-suite.

MASTER EN-SUITE

7'1 x 6'1 (2.16m x 1.85m)

The suite offers you a double shower cubicle with shower, water closet and a contemporary wash basin. Light and shaver point. Tile finishes and a window with privacy glass.

EXTERIOR

Outlined as follows;

HARD STANDING AREA

From here there is access to the front door and the drive parking. The area gives you room for outside furnishing.

INTEGRAL GARAGE

20'6 x 10'6 (6.25m x 3.20m)

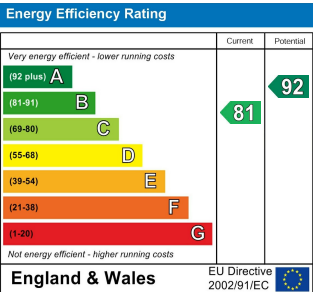
A large garage that allows for a workshop area. There is power, light and the bonus of water.

VEHICLE PARKING

In front of the garage is room to park a large vehicle.







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

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