

Church Street, Calne

£259,500

Butfield Breach







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No Chain and Vacant Possession! Situated in the sought-after Heritage Quarter of the town, this charming three bedroom cottage is brimming with period features and has the benefit of a recent renovation to include a new bathroom, new flooring throught and a new gas boiler.

The property has a sitting room with exposed stone walling and a dining room with beamed ceiling which is open-plan to the fitted kitchen. There is also a downstairs bathroom with freestanding bath. The first floor has two well-proportioned bedrooms with built-in storage and the top floor has a room that spans the depth of the home and is large enough to have versatility of use.

Externally, there is a lovely south-westerly rear garden which is fully enclosed. There is the bonus of an outbuilding with power which has previously been used as a garden office.

Gas central heating and some double glazing.



Calne and Surrounding Area
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, famous for his discovery 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 are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and three leisure centres 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. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet.
With excellent transport links, to the east down the A4 you will pass Cherhill White Horse, Silbury Hill, historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location
The area surrounding the property is classed as a Heritage Quarter and the home is one of many period buildings in the area. Close by is the historic area of The Green and the Church of St Mary, which dates back to the Norman era. There are quaint shops on Church Street and a short walk takes you to Calne town centre, passing the river Marden and enjoying a host of facilities.

Living Room
15'11 max x 12'02
Full of character, the living room has an exposed stone wall and fireplace, with lintel and ceiling beam. There is space for sofas and armchairs alongside display furniture. Newly fiitted carpet.
A window with deep sill views out to the front of the home. A doorway opens and two steps up to the dining room.

Dining Room
11'11 max x 10'09
The dining room has an open-plan feel as there is a large opening to the kitchen, perfect for those who like to entertain guests or for the modern family. With ample space for a dining table, chairs and further furniture, this room oozes character and charm with an open beamed ceiling and alcoves.
Newly fitted with carpet.

Kitchen
15 x 7'04
With a large skylight, half-glazed door to the rear garden and also a window, this room is filled with natural daylight. The kitchen is in good condition and comprises a range of wall and floor cabinetry painted in a sophisticated olive green, with laminate worktops and tiled finishings. There is a gas hob and mid-height electric oven, plus space for a dishwasher, washing machine and tall fridge freezer. Stainless steel drainer sink, Luxury Vinyl wood-effect flooring and spotlighting. Newly fitted combi boiler with 10 year warranty.
Door to the inner hall.

Inner Hallway
The inner hall gives access to the staircase and the bathroom. A cupboard houses the newly fitted combi boiler with 10 year warranty. Hanging space for coat storage. Luxury Vinyl newly fitted flooring. Loft access.

Bathroom
8'07 x 4'05
The newly fitted bathroom suite comprises a striking free-standing bathtub with a floor-standing tap and shower attachment, a vanity basin with storage and mirror fronted cupboard and a pedestal water closet. Chrome towel radiator. Tiling to the walls and LVT flooring. Window with privacy glass and deep tiled sill.

Bedroom One
12'02 x 11'02
With two deep-silled windows to the front, this room is a great size and can happily accommodate a kingsize bed, bedside tables and further furniture. There is the benefit of a double built-in wardrobe with bi-fold doors plus a further storage cupboard under the stairs. Exposed ceiling beam.

Bedroom Two
10'07 x 8'09
Another well-proportioned bedroom with space for a double bed alongside further furniture. Built-in storage cupboard. A window faces the rear and a further high level window over the stairwell. Exposed ceiling beam.

Bedroom Three
Located on the second floor, this excellent dual aspect room provides a flexible space which could be used for a bedroom, hobby room or office. There is ample space for a double bed and there are useful built-in storage cupboards. Exposed A frame and trusses. Windows to both the front and rear elevation.

Rear Garden
The garden has a south westerly aspect and is fully enclosed. It has been has been paved for ease of maintenance with mature planting to the borders. There is the bonus of a solid-built shed which has power and light.

Council Tax Band
Council Tax Band C.
All services are mains connected.







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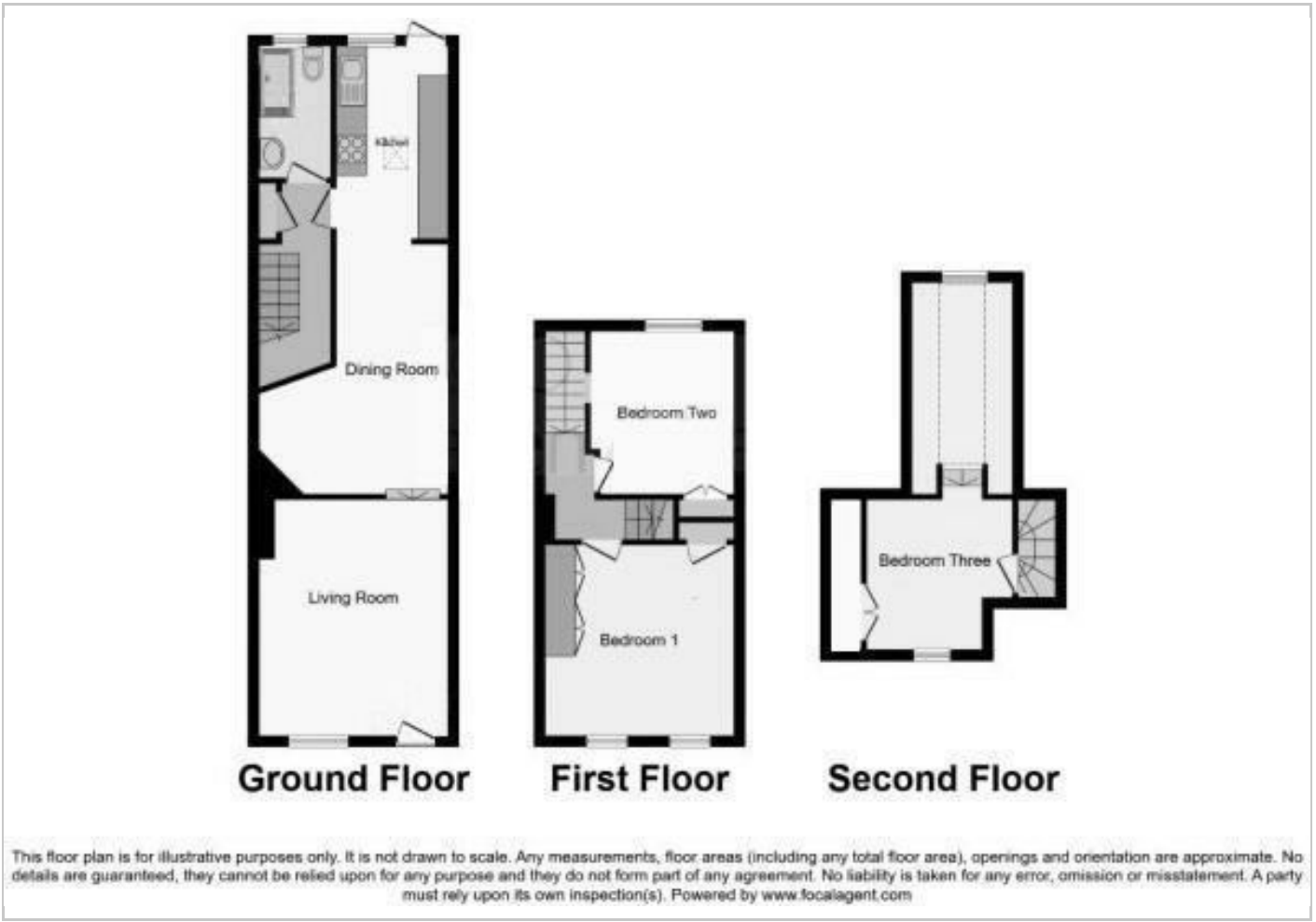
Floor Plans



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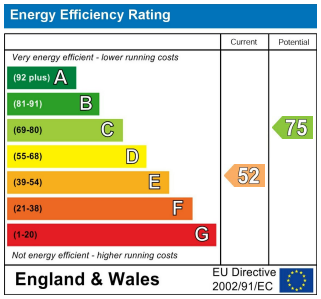
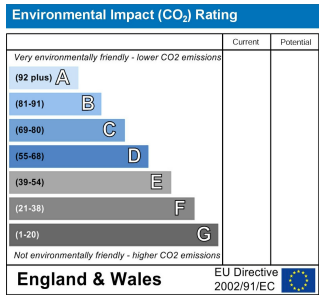
Area Map



Energy Performance Graph





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