



**London Road, Calne SN11 0AA**

**welcome to**

**London Road, Calne**

An absolute must see! A DECEPTIVELY SPACIOUS, four storey cottage which has been sympathetically renovated throughout. There is a cosy living room, office space, refitted kitchen, downstairs WC, TWO BEDROOMS BOTH EN SUITE, and some outside space - book your viewing today!!



## Auctioneer's Comments

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## Entrance Hall

Bamboo flooring, open to office / dining room, storage cupboard, radiator, stairs to first floor and stairs to cellar.

## Office/Dining Room

13' 7" max x 10' max ( 4.14m max x 3.05m max )  
Window to front aspect, inset spotlights, feature fireplace, radiator, and bamboo flooring.

## Kitchen

11' 8" max x 10' 4" max ( 3.56m max x 3.15m max )  
High specification and flooded with natural light from the glass roof, this newly fitted kitchen boasts a range of wall and base cupboards with slimline work surfaces over and tiled splashbacks, plus integrated appliances including washing machine, slimline dishwasher, and fridge / freezer. Double electric oven and gas hob with glass splashback, window to the rear, and lighting in the plinths and under the wall units.

## Cloakroom

WC and wash hand basin, window to rear aspect, radiator, and bamboo flooring.

## Lounge

13' max x 12' 1" max ( 3.96m max x 3.68m max )  
A cosy room boasting original stone walls, radiator, bamboo flooring, wall lights, and open beams.

## Landing

Sash window to front aspect, storage cupboard.  
Stairs to the top floor bedroom.

## Bedroom One

11' 7" max x 10' 5" max ( 3.53m max x 3.17m max )  
Sash window to front aspect, two double wardrobes and over head cupboards, and a radiator.

## En Suite

Recently fitted en suite with obscured sash window to rear aspect, double walk in shower, WC and wash hand basin. Housed central heating boiler, chrome towel rail, shaving point in the mirror, part tiling, inset spot lights, and vinyl flooring.

## Bedroom Two

16' 4" max(limited head height) x 12' 3" max(limited head height) ( 4.98m max(limited head height) x 3.73m max(limited head height) )  
Skylights to the front and rear, plus window to rear aspect. Storage cupboards, and open plan to the bathroom.

## Outside Space

Storage shed, and gated rear access.



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welcome to

## London Road, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- EXTENDED AND FULLY RENOVATED COTTAGE
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN109893 - 0003

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