



London Road, Calne
£264,500





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Offered for sale with no chain! This charming Victorian cottage is located south of Calne and is filled with period character, including an open fire, original wood doors and exposed beams. With the benefit of off-road parking, the home enjoys a garden which has a southerly aspect and a large shed which has been divided to include a log store area. The ground floor features a welcoming entrance hall, spacious living room with windows looking over the garden and a modern dining kitchen. To the first floor there are three bedrooms with two of them being doubles and a family bathroom. Fitted with gas central heating and double glazing throughout.



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, 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 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 to name a few. 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 home is placed to the south of Calne centre, in a tucked away location yet close to country walks and the multiple facilities of the town.

THE HOME

Outlined as follows:

ENTRANCE HALL

A welcoming entrance hall where stairs rise up to the first floor accommodation and a door opens to the living accommodation. Space allows for storage of outdoor wear and display furniture.

LIVING ROOM

12'1 x 12'

A spacious living room with two windows opening out over the garden allowing the room to be filled with natural light. The living room has a wonderful feature of an open fire with timber mantel and exposed brick work. The room can accommodate sofas, armchairs and display furniture. There is alcove recessed cupboard and shelving, exposed ceiling beam and a storage cupboard which runs beneath the stairs. Fitted with carpet.

DINING KITCHEN

14'9 x 7'2

A modern kitchen which has been fitted with a range of matching wall and base cabinets with work surfaces over. The kitchen benefits from having integrated appliances, including an under-counter fridge, freezer, slimline dishwasher and a washing machine. There is a peninsular with an integrated electric oven and gas hob. Space allows for a breakfast table. A large window looks out over the rear of the home and a door gives access to the rear. Tiled finishings and spot lighting.

FIRST FLOOR LANDING

From here, doors opens to all three bedrooms and the family bathroom. Loft access.

BEDROOM ONE

12'5 x 9'9

This bedroom is of an excellent size and enjoys view over the garden of

the home. The bedroom can accommodate a king size bed, a wardrobe and further bedroom furniture. Finished with carpet. Exposed ceiling beam.

BEDROOM TWO

11'1 x 7'2

With a window viewing out over the rear of the home, bedroom two can accommodate a double bed and further bedroom furniture. An airing cupboard houses the combi boiler. Fitted with carpet.

BEDROOM THREE

9'6 x 6'6

Bedroom three is an ideal size as a single bedroom, study or dressing room. A window looks out to the front aspect. Fitted with carpet.

FAMILY BATHROOM

A modern family bathroom with a window that opens out over the rear of the home. The bathroom consists of a bath with shower over, water closet and a pedestal wash basin. Chrome heated towel rail and tiled finishings.

EXTERNAL

Outlined as follows:

GARDEN

The garden enjoys a southerly aspect and a good level of privacy. It is fully enclosed and is mainly laid to lawn, with a path that leads across the front of the home and stepping stone path to a gate giving access to the parking. There is also a side access gate to the lane. A section of the garden has been laid to shingle allowing a great sunny spot for dining and relaxing. The timber garden seating and low table is included in the sale.

PARKING

From the garden, a gate gives access to driveway parking for a vehicle.

OUTSIDE STORE

Next to the parking there is outdoor storage with the benefit power sockets installed. One section has been created for storing logs while the other section provides storage space for a bike or garden furniture.

REAR ACCESS

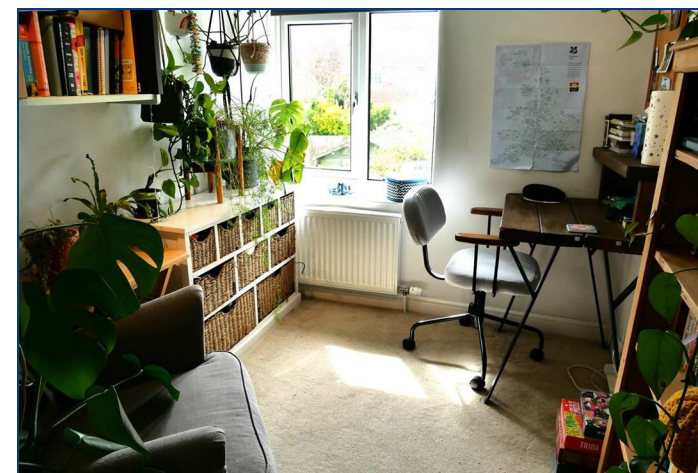
To the rear of the home there is a gated pathway that leads to a store cupboard and to the pedestrian door leading out from the dining kitchen. This is a shared pathway with the adjoining neighbour.

SERVICES

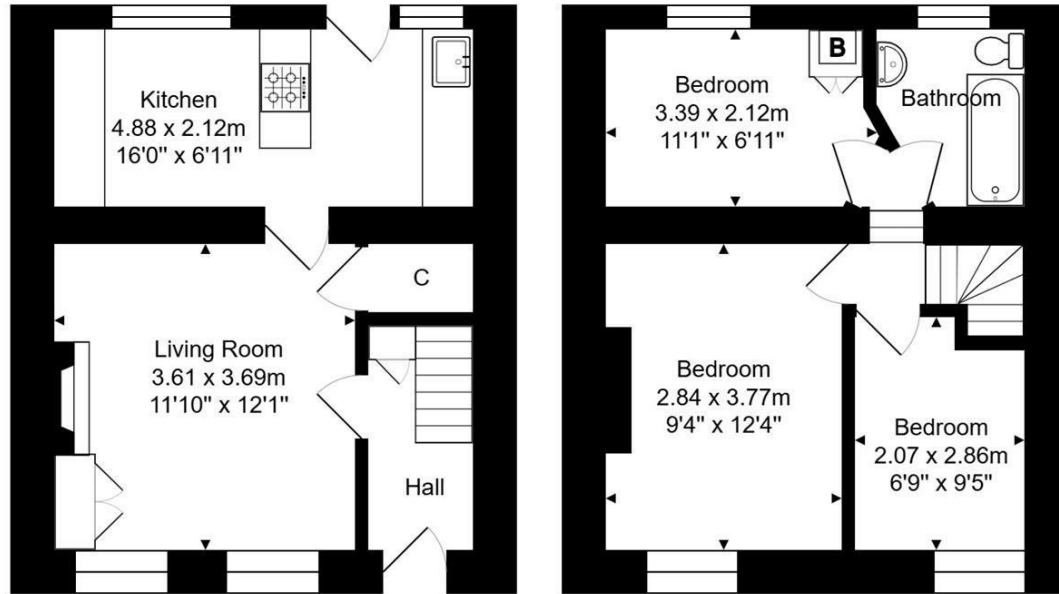
All mains services are connected.

Council Tax Band - B

N.B A historic right of way exists to the rear of the home which is gated and only serves this property and the adjoining home.



Floor Plans



Ground Floor
 Area: 31.6 m² ... 340 ft²

First Floor
 Area: 31.6 m² ... 340 ft²

Total Area: 63.1 m² ... 679 ft²

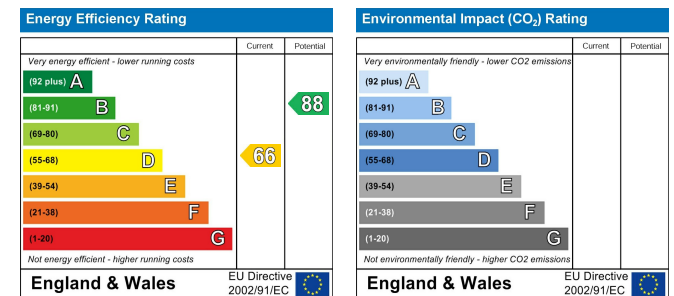


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

Area Map



Energy Performance Graph



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