





Oxford Road, Calne SN11 8AN

allen & harris

Welcome to

Oxford Road, Calne

Charming three-bedroom mid-terrace home arranged over three floors, featuring a lounge, kitchen/diner and utility room. Two first-floor bedrooms and a four-piece bathroom are complemented by a spacious top-floor bedroom and a generous rear garden.

Entrance Hall

The entrance hall provides a welcoming introduction to the home, offering access to the living room while a staircase rises to the first-floor accommodation. Bright and well presented, the space offers room for coats and shoes and sets the tone for the character and charm found throughout the property.

Living Room

A beautifully presented and generously proportioned living room, filled with natural light from the front-facing window. The room provides ample space for both seating and entertaining, complemented by stylish wood-effect flooring and soft, neutral decor. A feature fireplace creates an attractive focal point, adding warmth and character, while the open layout enhances the sense of space and versatility. Ideal for relaxing or hosting guests, this inviting reception room offers a comfortable and welcoming atmosphere.

Kitchen / Diner

This attractive kitchen/diner has been thoughtfully designed to create a sociable and practical space for everyday living. The kitchen is fitted with a range of modern wall and base units complemented by solid wood work surfaces, tiled splashbacks and an inset sink overlooking the rear garden. Integrated cooking appliances provide convenience, while ample storage and preparation space cater perfectly to modern family life. Open to the dining area, there is plenty of room for a table and chairs, creating an ideal setting for family meals, entertaining guests or relaxed everyday dining. Natural light from dual aspect windows enhances the bright and welcoming feel throughout.

Utility Room

A particularly useful addition to the home, the utility room provides excellent space for laundry appliances along with further worktop and storage areas. Thoughtfully designed to maximise practicality, it offers an ideal space for household tasks, helping to keep the main kitchen free from clutter. A window and glazed door allow natural light to flow through the room while also providing convenient access through to the rear garden.

Landing

The first-floor landing is notably spacious, providing access to all bedrooms and the family bathroom. A feature chandelier and attractive wooden balustrade add character, while the generous proportions create an airy and welcoming feel. The landing also benefits from a useful built-in storage cupboard, ideal for linens and household essentials. Stairs rise from the landing to the second floor, providing access to the additional bedroom accommodation.

Bedroom Two

Bedroom Two is a well-proportioned double bedroom enjoying an abundance of natural light through two windows to the front aspect. The room offers ample space for a double bed and accompanying furniture, tastefully presented throughout, this comfortable bedroom creates an ideal retreat for family members or guests alike.

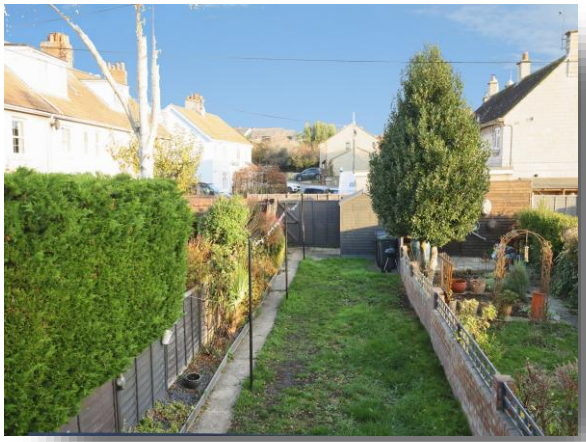
Bedroom Three

Bedroom Three is a comfortable double bedroom enjoying a pleasant outlook via a window to the rear aspect. Well-presented throughout, the room offers space for a double bed and additional bedroom furniture, making it ideal as a guest room, child's bedroom or home office if required. The rear-facing position provides a peaceful setting, enhancing the room's relaxed and comfortable feel.









Bathroom
The family bathroom is generously proportioned and well appointed, featuring a contemporary four-piece suite comprising a panelled bath, low-level WC, wash hand basin and a separate corner shower enclosure. A window to the rear aspect provides natural light and ventilation, enhancing the bright and airy feel of the room. Finished with modern tiling and attractive flooring, this spacious bathroom offers a practical yet relaxing environment for everyday family living.

Top Floor Bedroom
Occupying the second floor, this impressive principal bedroom is a wonderfully spacious retreat, enhanced by characterful sloping ceilings and attractive exposed floorboards. A large window to the rear aspect allows natural light to flood the room while enjoying pleasant rooftop views. Offering ample space for a variety of bedroom furniture, this versatile room provides a peaceful and private sanctuary, ideal as a principal suite or guest bedroom.

Front
The property is approached via a low-maintenance gravelled front garden, creating an attractive first impression and providing a pleasant buffer from the road. The characterful stone facade enhances the home's appeal, while a pathway leads directly to the front entrance.

Rear
The rear garden is a particular feature of the property, offering excellent outdoor space for both relaxing and entertaining. Immediately adjoining the house is an attractive decked seating area, ideal for al fresco dining and social gatherings. Beyond lies a generous lawn, providing plenty of space for children to play or keen gardeners to personalise. Enclosed by mature boundaries, the garden enjoys a good degree of privacy and benefits from a useful storage shed positioned at the far end and gated rear access. Overall, this well-proportioned rear garden perfectly complements the family-friendly accommodation on offer.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

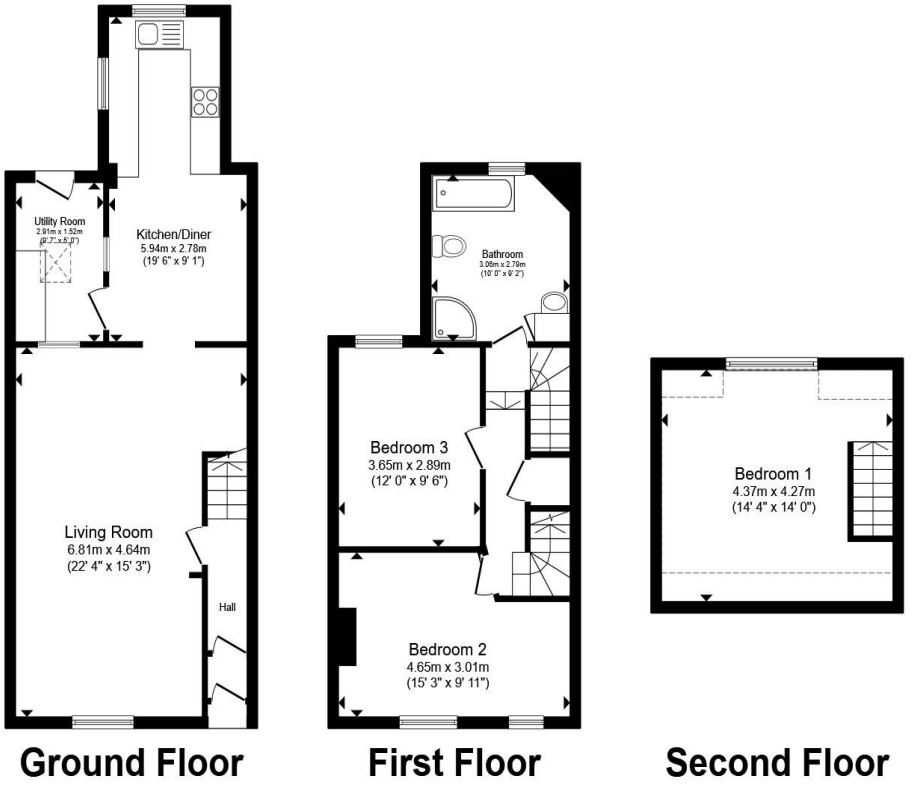
Welcome to

Oxford Road, Calne

- Character Mid-Terrace Home Ideal for Families and First-Time Buyers
- Spacious Kitchen/Diner with Separate Utility Room
- Three Bedrooms Arranged Over Two Floors
- Four-Piece Family Bathroom with Separate Shower
- Generous Enclosed Rear Garden with Decked Seating Area

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£285,000



Total floor area 111.9 m² (1,205 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CLN110218 - 0002

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