



Shelburne Road, Calne, SN11 8EW

Calne

£425,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Welcome to Shelburne Road, a beautifully presented four bedroom, three storey family home tucked away on a popular residential street close to the town centre. We are talking high ceilings, stained glass, bay windows...the list goes on. This home has been truly loved and cared for by the current owners and is a must see!

The Property –

Entrance via a new, but traditional, wooden front door with stained glass which leads you into the entrance hall. Staircase to first floor, with WC situated beneath as well as a storage cupboard. Doorway into the living room as well as an opening into the dining room.

The living room, situated at the front of the property, features a generous bay window with inbuilt storage beneath and sash windows. The Stovax log burner has been installed by the current owners, adding further warmth and charm this period home has to offer.

The adjacent dining room creates the perfect space for entertaining and houses storage cupboards as well as French doors leading into the garden. The kitchen at the rear is of neutral colours and houses a variety of wall and base units on either side with granite worktops and a range of integrated appliances including; a double oven, microwave, gas hob with five rings and accompanying extractor fan, dishwasher, stainless steel sink and a washer/dryer. The kitchen also houses the boiler, which was replaced in 2020, and has another set of French doors leading into the garden.

The first floor holds both bedroom one and bedroom two. Both are great sizes; however, bedroom one benefits from an additional bay window and inbuilt wardrobes. The adjacent family bathroom was renovated in 2024 and is now a beautiful four piece suite with marble-topped vanity.

To the second floor, you have bedroom three and bedroom four, both benefitting from a shared shower room. Both bedrooms have brilliant views; bedroom three overlooks Calne via a Juliet balcony, whereas bedroom four provides far-reaching views of the White Horse and monument at Cherhill.

The Grounds –

A fully landscaped rear garden offers versatile use through a mixture of patios and lawn. Comprised of an initial patio which wraps around the property and meets with both sets of French doors, this also creates space for the log store, various sheds and an outside dining set. The lawn separates the two patio areas; the second, at the end of the garden, has ample space to be an additional dining area and benefits from a power outlet.

The front of the property has driveway parking for approximately 1–2 vehicles, depending on size, on a shingled driveway with a patio leading to the front door. The current owners have further enhanced the property by adding an EV charge point to the front of the property.

Situation –







Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

1346 ft²

125.1 m²

Reduced headroom

37 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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