

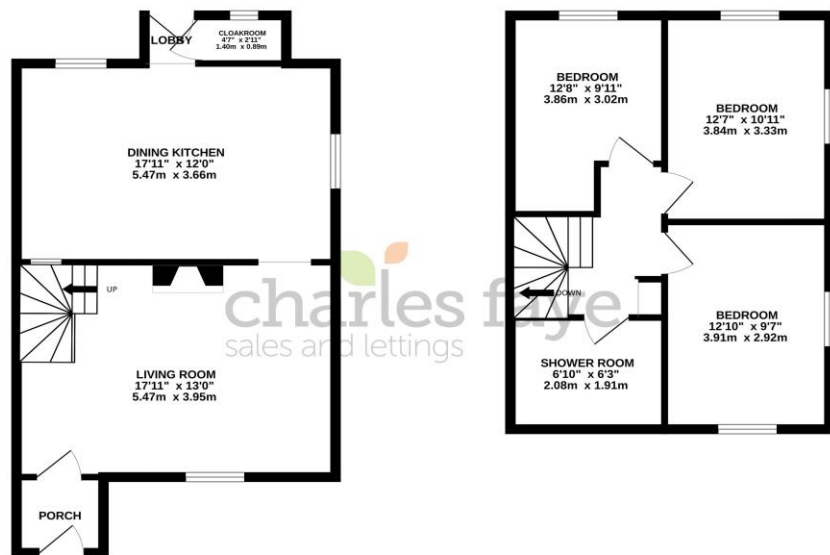
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then turn right at the roundabout on to Oxford Road. Go straight across at the next roundabout and then straight across at the next two roundabout's heading towards Lyneham. Follow this road along and as you approach the village of Hilmarton. Stay on the main road and drive past the garage where the property can be found on the left hand side.



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

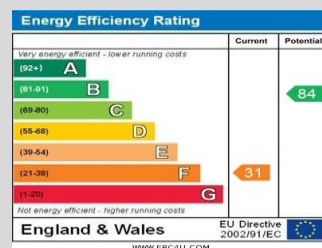
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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51 Hilmarton
Calne, SN11 8SD

Offers in the Region Of
£379,000

'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

51 Hilmarton, Calne

This delightful Period semi-detached cottage is situated on the outskirts of the village with stunning countryside views to the rear and is situated on a good sized plot with gardens to the front, side and rear. The home retains lots of period charm but does require some cosmetic updating but has great potential. The property offers an entrance porch with quarry tile flooring, a living room with a wonderful fireplace with multi fuel stove and a large dining kitchen to the rear. There is also a cloakroom. The first floor has two spacious double bedrooms, a good size single bedroom and a refitted shower room. Outside there is ample driveway parking to the side for multiple vehicles and a particular feature of the property is garden with an open plan lawn area, mature trees and shrubs and entertaining spaces with far reaching views across open countryside.

- **Period Semi Detached Cottage**
 - **Three Bedrooms**
 - **Fireplace With Multifuel Stove**
 - **Extensive Gardens**
- **Village Location**
 - **Dining Kitchen**
 - **Refitted Shower Room**
 - **Ample Parking**

PROPERTY FRONT

Gated pathway leading to entrance door.

ENTRANCE LOBBY 4' 11" x 4' 7" (1.50m x 1.40m)
Quarry tiled flooring, solid wood door to living room.

LIVING ROOM 17' 11" x 13' 0" (5.46m x 3.96m)
Upvc double glazed window to front, stairs rising to first floor, fireplace with multifuel stove, inner window to kitchen, door to dining kitchen.

DINING KITCHEN 17' 11" x 12' 0" (5.46m x 3.65m)
Upvc double glazed window to rear and side, fitted with a range of floor units with work surface over, sink unit, space and plumbing for washing machine, space for tumble dryer, space for large fridge freezer, opening to rear lobby.

REAR LOBBY 4' 7" x 3' 1" (1.40m x 0.94m)
Doors to rear and cloakroom, tiled flooring.



GUEST CLOAKROOM 4' 7" x 2' 11" (1.40m x 0.89m)
Window to rear, fitted with a close coupled w.c., wall mounted wash hand basin, tiled surrounds, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING
Loft access with drop down ladder, doors to bedrooms and family shower room, storage.

BEDROOM ONE 12' 7" x 11' 1" (3.83m x 3.38m)
Upvc double glazed windows to side and rear, wall mounted electric heater, laminate flooring.

BEDROOM TWO 12' 10" x 9' 11" (3.91m x 3.02m)
Upvc double glazed windows to front and side.

BEDROOM THREE 12' 8" x 9' 11" (3.86m x 3.02m)
Upvc double glazed window to rear, wardrobe, laminate flooring.



SHOWER ROOM 6' 10" x 6' 3" (2.08m x 1.90m)
Modern fitted suite comprising close coupled w.c., vanity wash hand basin, large corner fully tiled shower cubicle, tiled surrounds, laminate flooring.

EXTERNALLY

FRONT GARDEN
Enclosed with beech hedging, laid to lawn.

DRIVEWAY AND PARKING
Gated access to ample driveway parking to the side of the property.



GARDENS
There is extensive gardens mainly to the side with a patio to the rear of the property with outstanding views across open countryside, a pergola again with outstanding views and an ideal place to relax on those warm summer evenings. The side garden is mainly laid to lawn with mature trees and shrubs enclosing the garden for privacy, also included is a summerhouse, storage sheds, log storage.

