



North Street, Calne
Asking Price £235,000



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- TWO BEDROOM HOME
- PERIOD COTTAGE
- GARDEN OFFICE (13'10" x 10")
- FILLED WITH CHARACTER
- CENTRAL LOCATION
- PRIVATE GARDEN
- DOWNSTAIRS BATHROOM
- WELL PRESENTED THROUGHOUT



39, North Street

BUTFIELD BREACH HOME SHOW- SALE AGREED! A charming two-bedroom cottage set in a central location, conveniently close to the town's amenities. The property is rich in character, featuring exposed beams, oak latch doors and an attractive fireplace. A particular highlight is the generous garden office, ideal for home working or additional flexible space.

The ground floor comprises a living/dining room with a feature fireplace and woodburning stove, a fitted kitchen and a family bathroom. To the first floor are two double bedrooms, both benefiting from fitted storage cupboards. The second bedroom includes a mezzanine level, ideally suited for a double bed.

Externally, the property enjoys a private rear garden featuring patio areas, lawn and storage sheds. Additional benefits include gas central heating and double glazing.

Location

This home is centrally located in Calne, within walking distance of the amenities of the town, local schools, and access to countryside walks. There is the ability to park on nearby streets with no permit required.

The Home

This two-bedroom period cottage is full of character, with exposed beams and oak latch doors. Outlined in further detail as follows:

Kitchen

5'3x 8'5 (1.60mx 2.57m)

The kitchen features wall and floor cabinets, with wood effect laminate worktops and tiled splashback. There is space for an under-counter fridge, washing machine, and an integrated sink with drainer, electric oven and electric hob. Tiled Flooring.

Inner Hall

The inner hall gives access to the kitchen and bathroom, and the back door that opens to the rear garden.

Bathroom

Comprising a panel enclosed bath with mixer taps and a shower over with a glass screen. Vintage style sanitary ware, wash basin and water closet.

Living/ Dining Room

12'1 x 19'3 (3.68m x 5.87m)

This generous main reception room benefits from two windows to the front of the property, allowing in plenty of natural light. The space comfortably accommodates both a dining suite and seating area, thoughtfully arranged around a characterful fireplace with a woodburner. Further features include an attractive exposed beam ceiling and laminate flooring throughout.

Bedroom One

8'10 x 9'7 (2.69m x 2.92m)

Space allows for a double bed and further storage furniture. Built-in cupboard.

Bedroom Two with Mezzanine

11'9 x 9'2 (3.58m x 2.79m)

This versatile and impressive room can be adapted to suit a variety of needs. On entering, there is ample space for storage furniture, a dressing table or desk, or alternatively a single bed if preferred. Stairs lead up to a mezzanine level, which provides an ideal space for a double bed. The room further benefits from built-in cupboards, one of which houses the wall-mounted combination boiler. This room has a beautiful vaulted ceiling with exposed beams and wood flooring.

Attic Mezzanine

7'3 x 10 (2.21m x 3.05m)

Balustrade stairs lead to the mezzanine area with velux window and eaves storage. Space allows for a double bed and bedside tables. Carpeted flooring and spotlighting.

Externals

Outlined in further detail as follows:

Garden

Adjacent to the back door is a generously sized patio, ideal for outdoor dining with a table and chairs. There is a low-level storage shed with a tiled roof, ideal for wood storage. Gentle steps lead up to a level lawn, which includes a garden shed and a vegetable cultivation area. A pathway provides convenient rear access via a right of way, running behind the garden office. The garden office itself also benefits from a patio area to the front, creating an additional outdoor seating space.

Garden Office

13'10 x 10 (4.22m x 3.05m)

This fully insulated garden office is an excellent addition to the home. Featuring power and light with multiple double-glazed windows and a set of patio doors. This space could be used to suit a potential buyer's needs. Outdoor power sockets.

Calne

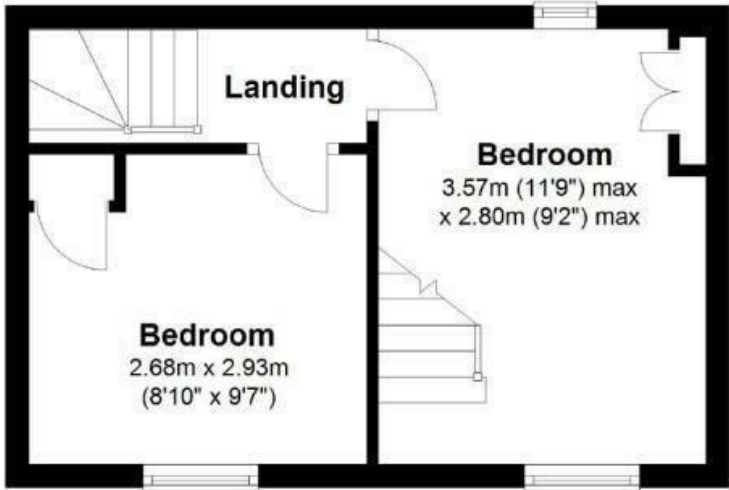
Calne is a market town steeped in history, with a rich

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 centers 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.

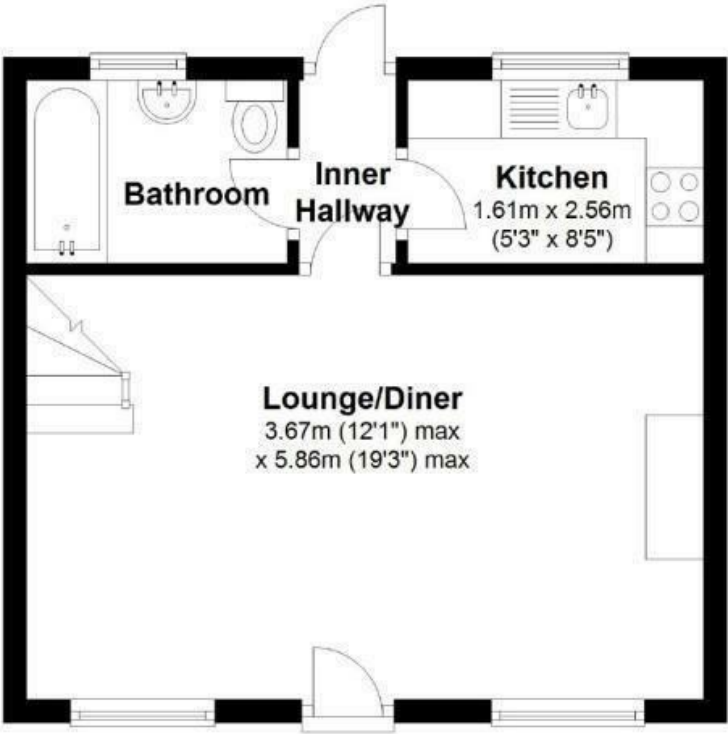




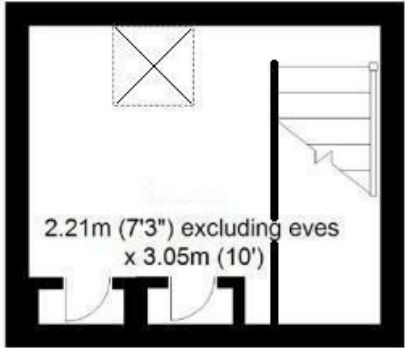
First Floor



Ground Floor



Second Floor



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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