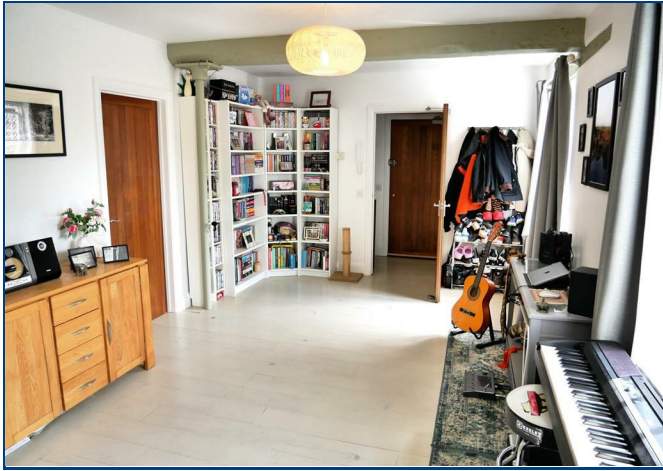




**Lake View, Calne**  
**£245,000**



## Lake View, Calne £245,000

Part of a unique and historic Mill conversion, this two bedroom, Grade II listed and SHARE OF FREEHOLD second floor apartment is certainly one to explore.

The apartment is comprised of an impressive open-plan 28ft long living/ dining/ kitchen space, two spacious double bedrooms and family bathroom.

Externally, you can enjoy the sunny and beautifully maintained communal gardens with easy allocated parking to the rear of the building.

Electric central heating throughout.



## Access & Amenities

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, routes to Swindon, Marlborough, Newbury, Hungerford and the M4 eastbound. To the west is Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 eastbound. To the south is Devizes and routes to the coast and Salisbury.

## Location

The property is part of the Lake View residential development with a historic Mill and a conservation area of protected countryside nearby. A footbridge from the development takes you over the river to idyllic country walks and there is a small play area.

## Communal Entrance Hall

Accessed via the front of the building, stairs rise from the entrance hall to the private door to the apartment. An intercom system allows easy communication with visitors.

## Entrance Hall

Doors lead through to the living space, both bedrooms and a storage cupboard, with further space allowed for display furniture.

## Open Plan Kitchen/ Dining / Living Room

28'9 x 19'4

Offering 28ft of fantastic living space, this room truly lends itself to a multitude of uses and is currently arranged as follows:

## Living Space

A bright and airy space, filled with character and natural light from the three sash windows looking over the front of the home and tastefully painted original beams. To one end of the room, ample space allows for multiple sofas and lounging furniture. The remainder offers great space for further display furniture, entertainment or hobby space. A door leads through to the inner hall.

## Kitchen & Dining Space

Fitted with a range of cream, 'Shaker' style wall and base cabinets with inset one and a half sink with drainer, electric oven and electric hob. Integrated to the cabinets is a full height fridge freezer with space and plumbing allowing for a washing machine and slimline dishwasher.

## Inner Hall

Doors lead through to the bathroom and the airing cupboard which houses the immersion tank.

## Bathroom

9'3 x 6'2

A modern white suite fitted with a pedestal wash basin, panel enclosed bath with shower over and a W.C. A window views out over the rear of the building. Tiled flooring throughout.

## Master Bedroom

13 x 11

Dual aspect windows offer a view over the beautifully kept communal gardens and countryside beyond. Space allows for a super king size bed if required, wardrobes and further furniture.

## Bedroom Two

8'8 x 9'3 (+2'1 wardrobes)

Another spacious double with wardrobes included. A window views out over the side of the home.

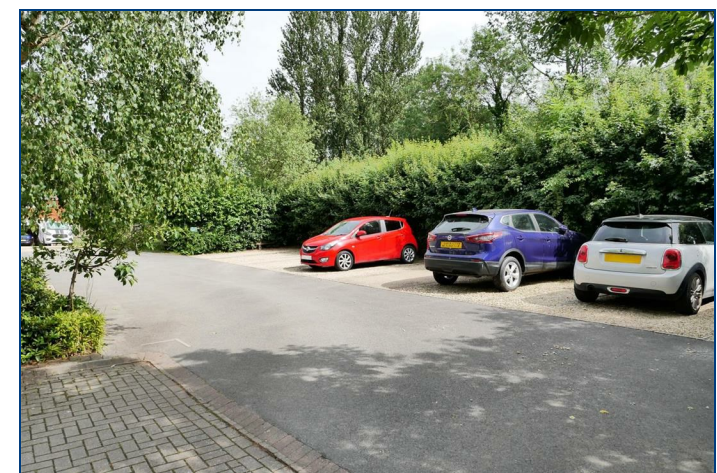
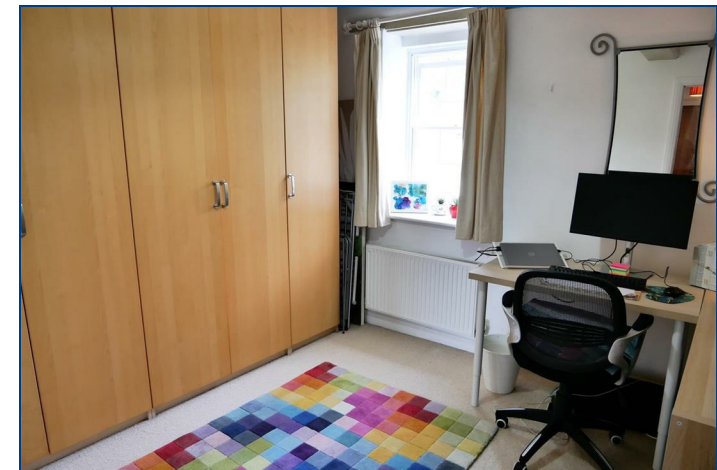
## Communal Gardens

To the front of The Mill, a paved walkway leads to the entrance door and is framed either side by ornamental hedging and planting.

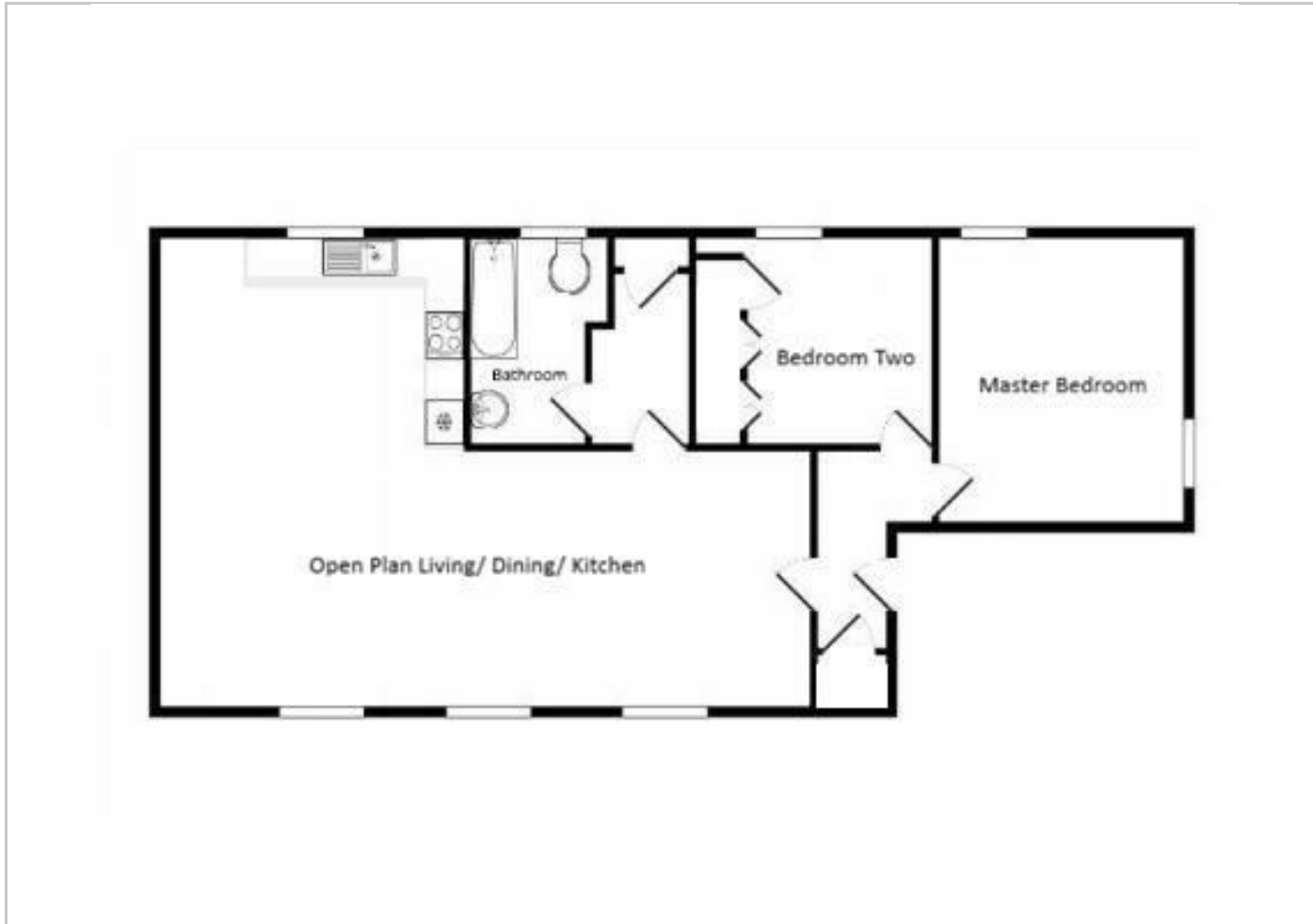
To the side, two gates give access to the enclosed communal gardens. Bordered by further ornamental hedging and flowering shrubbery, a path leads across the lawn to the patio area, perfectly positioned to enjoy the southerly aspects that the garden offers.

## Note

This property is share of freehold and is subject to a service charge. Please contact Butfield Breach at 01249 821110 for further details.



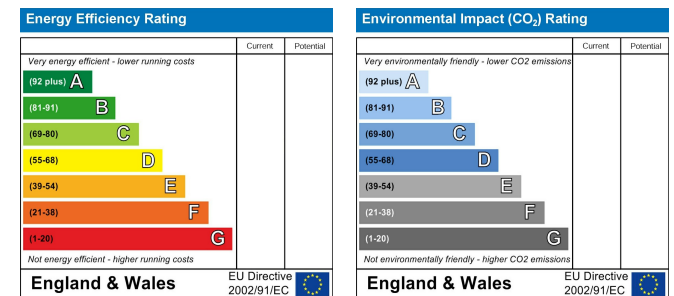
## Floor Plans



## Area Map



## Energy Performance Graph



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