



Curzon Street, Calne
Asking Price £318,500



Charming Early Georgian Residence with Period Features and Modern Enhancements.

This beautifully preserved early 19th century three-bedroomed home offers an elegant blend of period charm and thoughtful modern improvements. Sympathetically renovated, the property boasts spacious, well proportioned rooms, ensuring ample space and comfort for modern-day family living.

Key features include exposed beams and stonework, showcasing the home's original character, while the updated layout provides enhanced functionality. The kitchen and bathroom have both been re-fitted in recent years to a modern quality design whilst retaining the timeless period features. Outside, there is a lovely garden which is level access and fully enclosed. Gas central heating and double glazing.



CALNE AND SURROUNDING AREA

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.

LOCATION

The home is located in a prime central position, situated within a charming curved terrace of period cottages, close to the Heritage Quarter and on the doorstep of countryside walks and a short stroll from the amenities of the town centre.

ENTRANCE HALL

The entrance hallway is spacious and welcoming, with quality 'Karndean' wood-effect flooring. The hallway gives access to the living room, dining room and a balustrade staircase leads to the first floor. There is a useful under-stairs storage cupboard.

LIVING ROOM

15'02 x 14'02 (4.62m x 4.32m)

The living room is full of natural daylight from the dual double-glazed sash windows that face out to the front of the home. The room is extremely spacious and can happily accommodate multiple sofas and armchairs around the timber fireplace surround and mantel with stone hearth and electric stove-style fire. To one side of the chimney breast there is built-in storage. Fitted with carpet.

DINING ROOM

14'11 x 9'11 (4.55m x 3.02m)

A good sized dining room with ample space for a large dining table, chairs and further furniture. There are double patio doors to the garden and a chimney breast with opening where

an electric fire is housed. Doors lead to the utility/cloakroom and to the kitchen. Fitted with carpet. This room also has a floor hatch which gives access to a vaulted cellar.

FITTED KITCHEN

16' x 9'11 (4.88m x 3.02m)

This lovely country kitchen has been upgraded by the current owners and has a contemporary finish with the addition of subway-style wall tiling, ceiling spotlights and electric underfloor heating under the natural stone tiled floor. The kitchen comprises wall and floor cupboards and drawers, with a solid wood worktop and includes a range cooker with a 5 ring gas hob/hotplate and double electric oven. There is also an integrated dishwasher. A combi boiler is situated here, which was fitted in recent years and annually serviced. A white ceramic butler sink is positioned beneath a casement window that faces the side of the home and there are double doors that lead into the garden. There is loft access in the kitchen, which is boarded and has light.

UTILITY ROOM

8'02 x 5'02 (2.49m x 1.57m)

Through a timber door, entering a lobby that leads to the utility room which has exposed painted stone walls, tiled flooring and exposed beams. This room provides excellent storage, with built-in cupboards and plumbing for washing machine and tumble dryer. A door opens to the garden from the lobby area.

CLOAKROOM

4'10 x 4'05 (1.47m x 1.35m)

From the lobby area, a sliding door leads to the cloakroom, where there is a pedestal water closet, wall hung basin and window facing the garden.

UPSTAIRS LANDING

The carpeted upstairs landing has motion-sensor lighting and gives access to bedroom one, two and the family bathroom. A further door leads to the staircase to the second floor.

BEDROOM ONE

14'11 x 10 (4.55m x 3.05m)

An excellent size bedroom which has ample space for a superking bed, bedside tables and further furniture. There is a wall of built-in wardrobes and dressing table with overhead cupboards, and a further built-in wardrobe. The room is fitted with carpet, has bespoke wall-hung bedside shelving and exposed beams. Casement window to the side. A solid wood staircase leads up to a useful attic room.

ATTIC ROOM

15'05 x 8'07 (4.70m x 2.62m)

A really useful additional room, in the eaves with exposed A frame timbers. This provides really good storage space or could be utilised as a hobby room or study. Head height of 5'11 max. Carpeted. Velux window facing the rear.

BEDROOM TWO

11'06 x 9 (3.51m x 2.74m)

With a double-glazed sash window to the front, this bedroom has space for a double bed and further furniture. Exposed beams and fitted with carpet.

BATHROOM

15'04 x 8'07 (4.67m x 2.62m)

A recently re-fitted modern bathroom suite, comprising a concealed cistern water closet,, vanity basin with cupboard under, freestanding oval bath and walk-in shower with rainfall and handheld shower heads. The room is tiled in travertine stone and has been thoughtfully designed to incorporate shelving and seating. The room has electric underfloor heating, a double-glazed sash window facing the front and a heated mirror.

ATTIC FLOOR LANDING

11'04 max x 7'05 (3.45m max x 2.26m)

The attic floor landing provides useful extra storage opportunities. There is space for a wardrobe and further space under the deep eaves. There is wood panelling and painted exposed stone walling.

A door leads into the attic bedroom.

BEDROOM THREE

14'03 x 11'09 (4.34m x 3.58m)

With a bunkbed positioned within the exposed timber A frame, this room is a lovely size and would fit a double bed if required, as well as further bedroom furniture. A Velux window faces the rear garden. Fitted with carpet.

REAR GARDEN

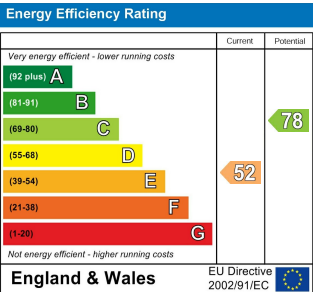
The garden is fully enclosed and offers a good level of privacy. Two steps lead down from the rear patio doors, where the garden is primarily laid to lawn with ornamental planting and shrubs to the borders, some of which are raised planters. There is a shingled area for al fresco dining or lounging. To the side, there is a hardstanding storage area with a path that leads to the separate entrance of the rear lobby/utility. There are two sheds and an outside tap.

COUNCIL TAX BAND

Council Tax Band C







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

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