

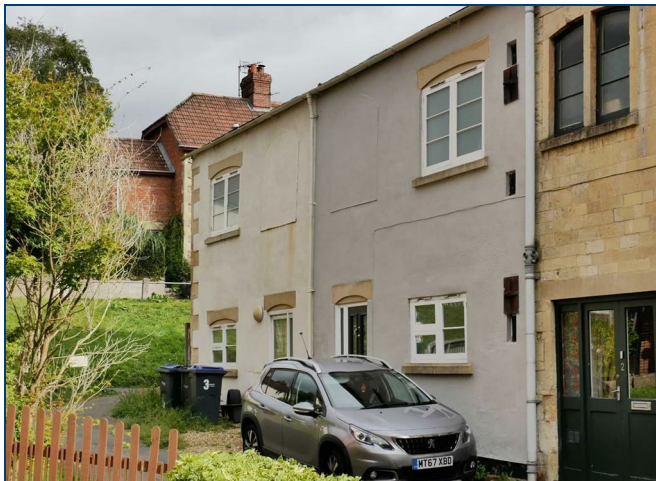


Swaddons Mill, Calne
Offers In Excess Of £278,000



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- **THREE DOUBLE BEDROOMS**
- **CLOSE TO AMENITIES & COUNTRYSIDE**
- **OPEN PLAN LIVING SPACE**
- **HIGH CEILINGS**
- **ENCLOSED GARDEN**
- **PARKING**
- **FAMILY BATHROOM & GUEST CLOAKROOM**
- **WELL PRESENTED THROUGHOUT**



3, Swaddons Mill

Set within a beautifully converted historic mill, this characterful home lies in the heart of Calne's Historic Heritage Quarter, offering generous proportions and period features throughout. The property provides three double bedrooms, two of which are exceptional in size, allowing flexibility when choosing a principal bedroom. High ceilings and deep-silled windows enhance the sense of space and light, while further benefits include gas central heating and an enclosed rear garden.

The ground floor accommodation comprises an inviting entrance hall, guest cloakroom, fitted kitchen, and a well-proportioned living room with doors opening directly onto the garden.

On the first floor are two generous double bedrooms and a large main bathroom. The top floor features an impressive studio-style bedroom measuring approximately 19ft x 15ft 9in (5.79m x 4.8m), offering a superb principal suite, guest bedroom, or creative workspace.

Riverside walks are close by, along with easy access to Calne town centre and its range of amenities. Perfect opportunity for first time buyers or investors.

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 centres 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.

THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a short walk takes you to St Marys Courtyard, which has a Bistro. As you walk down Church Street, you will come to Calne centre, passing the river Marden and enjoying a host of facilities.

THE HOME

Outlined in further detail as follows:

ENTRANCE HALL

Doors give access to the guest cloakroom, living/dining room, and kitchen. Store cupboard. Stairs rise to the first floor.

W.C

Water closet and a wall hung wash basin.

LIVING / DINING ROOM

18'1" x 12'6" (5.51m x 3.81m)

This expansive living space provides natural lounging and dining areas, enhanced by a rear-facing window and beautiful French doors opening directly onto the garden. In fine weather, the garden becomes a seamless extension of the room. The space comfortably accommodates multiple sofas, a dining table with chairs, and further storage or display furniture, with folding doors opening into the fitted kitchen.

KITCHEN

12'1" x 7'9" (3.68m x 2.36m)

There is a selection of fitted wall and floor cabinets with work surfaces. Inset electric oven, electric induction hob, and contemporary extractor hood. Room has been allowed for a washing machine, slimline dishwasher, pantry-style storage space, and a freestanding fridge freezer. Inset sink and drainer with feature lighting above. Tile finishes and a deep sill window to the front.

FIRST FLOOR LANDING

Stairs rise to the top floor landing. Doors open to the first floor bedrooms and to the large bathroom.

BEDROOM ONE

15'1" x 10'0" (4.60m x 3.05m)

This room features a generous ceiling height of around 8 ft 6 in (2.59 m), creating a light and airy feel. A rear-facing window with a deep sill enhances the sense of space. The room comfortably accommodates a super king-size bed along with further furniture.

BEDROOM THREE

11'6" x 7'10" (3.51m x 2.39m)

This bedroom can accommodate a double bed and further furniture. It also offers a high ceiling height of around 8 ft 6" (2.59m). A window looks out to the rear and has a deep sill.

LARGE BATHROOM

10'3" x 5'9" (3.12 x 1.75)

The suite offers a pedestal wash basin and a water

closet. There is a shaped bath with curved screen, mixer taps, and shower attachment. The room features full-height tiling. Extractor fan.

TOP FLOOR LANDING

A door gives access to the top floor bedroom.

BEDROOM TWO

19'0" x 15'9" plus recess (5.79m x 4.80m plus recess)

An alternative principal bedroom with a large, studio-style layout. Two rear-facing Velux windows offer views towards the river. Plenty of eaves storage and alcove space for fitted wardrobes. Space to accommodate for a super king-size bed and additional furniture. Finished with wall lighting.

EXTERIOR

Outlined in brief as follows;

FRONT

Access to the front door.

REAR ENCLOSED GARDEN

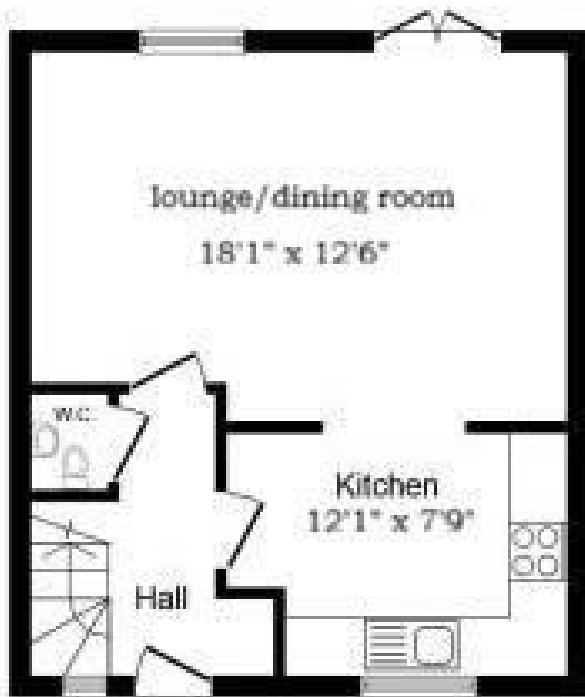
The garden has been thoughtfully designed with ease of maintenance and entertaining in mind. Surrounded by mature greenery and backing onto a nature reserve, it offers a peaceful and private setting. A large decked area provides the perfect space for outdoor furniture and a feature pot-plant display, while a further shingled area offers additional room for planting and seating. The garden is fully enclosed, making it both secure and versatile.

NOTE

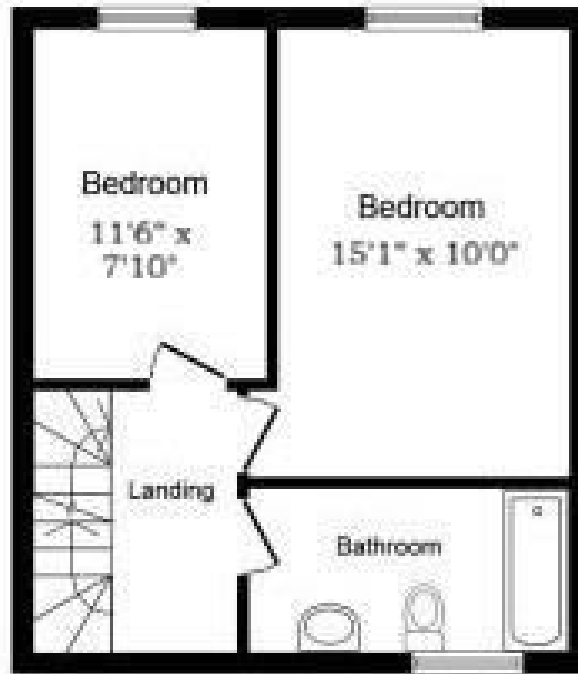
Council Tax Band - C



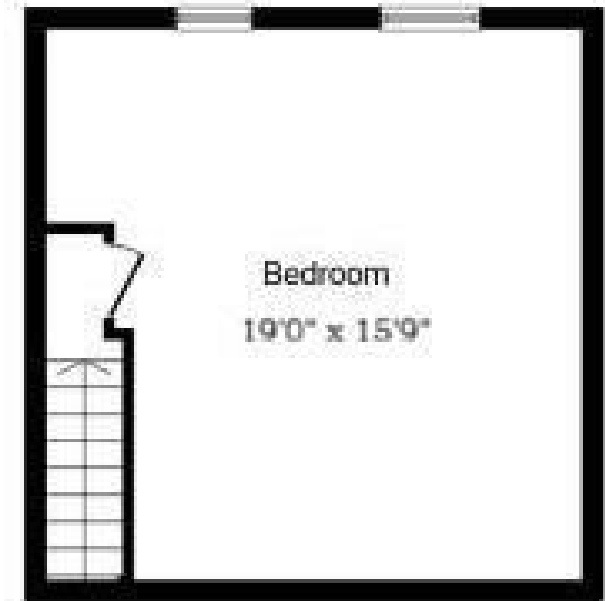




Ground Floor



First Floor



Second Floor

Total ft² 1108.68

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

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