



London Road, Calne
£165,000



PERIOD COTTAGE. NO CHAIN & VACANT POSSESSION. A period cottage that has a large garden, two bedrooms, an attic room plus a sizeable cellar. The ground floor has an entrance lobby which opens onto a 16ft x 11ft (4.88m x 3.35m) living room which features a fire place, wooden floor and a bay window. There is a kitchen and a curving stone stairway which leads to the cellar with a good ceiling height. The first floor has the main bedroom with deep double wardrobe, bathroom and a single bedroom. The top floor has an attic room with exposed timbers and vaulted ceiling. The home features stripped wood doors, gas central heating and exposed beams.



ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Southerly routes take in Devizes, Salisbury and the coast beyond.

In the centre of town you can pick up the No 55 bus which connects the train stations of Chippenham and Swindon plus taking in all the villages/towns in between. The service runs around every 20 minutes during peak times.

LOCATION

The home offers a gentle walk to the local leisure centre, primary school, secondary school, local hostelry and there is the bonus of an Asda Express on the doorstep. Close by are country walks and parkland. The home is placed on the edge of Calne and close to Quemerford. Between the Home and Calne centre is an area steeped in History and classed as a Heritage Quarter. 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. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

THE HOME

Outlined in a little more detail as follows:

ENTRANCE LOBBY

4'8 x 4' (1.42m x 1.22m)

Stripped wood floor. Opening to the living room.

LIVING ROOM

16' into bay x 11' (4.88m into bay x 3.35m)

Stripped wood floor and the focal point of a fire place. A box bay window looks out over the garden. There is room for sofas, dining table, chairs and further furniture. Door to an inner lobby and a door to stairs that lead to the first floor.

INNER LOBBY

Access to the kitchen and a door to the cellar.

KITCHEN

9'6 x 6'9 maximum (room not square) (2.90m x 2.06m maximum (room not square))

There is a range of fitted cabinets with wood block work surfaces. Space for a cooker. Inset bowl and bowl drainer. Plumbing for a washing machine. Window to the rear, Glazed rear access door.

FIRST FLOOR LANDING

Doors give access to the bedrooms, bathroom and to the stairs that lead to the attic.

MASTER BEDROOM

10' x 9'10 plus 5'4 x 3'1 wardrobe (3.05m x 3.00m plus 1.63m x 0.94m wardrobe)

A window views out over the garden. There is room for a large double bed and extra furniture. Deep double wardrobe. Tiled fire surround.

BEDROOM TWO

8'9 x 6' (2.67m x 1.83m)

A window looks out to the rear and there is a skylight window. Room for a single bed and further furniture. Feature beam.

BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

The suite offers a panel enclosed bath with mixer tap, shower attachment and screen. Water closet and a wash basin. Window with privacy glass and a skylight window. Tiling. Feature beam.

VAULTED ATTIC

13'5 x 12'4 floor space restricted head height 8'6 (4.09m x 3.76m floor space restricted head height 2.)

The attic space features exposed beams and trusses. High vaulted ceiling with a window to the side and a skylight window.

CELLAR

13' x 9'10 head height 6'10 with a 6'3 minimum (3.96m x 3.00m head height 2.08m with a 1.91m minimum)

A curving stone staircase leads down to the cellar. Exposed beams and floor joists.

GARDEN

The garden offers a long lawn. Adjacent to the home is a screened area that is gravelled. Perfect for outside dining and entertaining. A shared path leads up to the front door.

NOTE

Above the entrance lobby is a flying freehold for the neighbouring property.



