

Oxford Road, Calne

£285,000

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- VICTORIAN HOME WITH ORIGINAL FEATURES
- TASTEFULLY UPDATED
- THREE DOUBLE BEDROOMS
- DUAL ASPECT DINING KITCHEN
- GENEROUS REAR GARDEN
- 22 FT LIVING SPACE
- FOUR-PIECE BATHROOM
- SEPARATE UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING







224, Oxford Road

A charming Victorian home full of character, combining original period features with thoughtful modern improvements. Original features include a working cast iron fireplace, stripped pine doors with architraves and an entrance porch with original quarry tiled flooring.

The home is both spacious and practical, and comprises a welcoming hallway, a fantastic 22ft living space, an impressve dining kitchen, separate utility room, three double bedrooms and stylish four-piece bathroom.

Externally, the home features an attractive front garden and a generous rear garden which enjoys an easterly aspect and offers a lovely outdoor space, complete with composite decked seating area, a long lawn, mature planted borders and the added benefit of rear access.

With gas central heating and double glazing.

The home is located close to both the town's many amenities and open countryside, and has excellent access to road and public transport links.

LOCATION
The property is placed to the North of the centre of historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Witshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES
The property is located a gentle walk away from the amenities of the town, including medical centres, pharmacies, supermarkets, plus a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Lidl, a Tesco Supermarket and there are a number of primary schools and a secondary school.

ACCESS & AREAS CLOSE BY
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historc Avebury, Silbury Hill and then onto Marlborough. The No 55 Bus offers a reglar service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

ENTRANCE PORCH
Entering the home via the entrance porch which features an orginal front door and attractive quarry tiled flooring.

ENTRANCE HALL
The welcoming entrance hall gives access to the ground floor living space and stairs rise to the first floor accommodation. Wood-effect laminate flooring.
A stripped pine door opens to the living room.

LIVING SPACE
22'4 x 12'3 max (6.81m x 3.73m max)
A bright and spacious living room, impressive in size and offering multiple areas for relaxation and entertainment. A window views out to the front of the home, with a further internal window facing to the utility room. The room happily accommodates large items of lounging and display furniture, arranged around a beautiful original Victorian cast iron fireplace, with decorative insert tiles. The room also has the feature of an original dado rail. Wood-effect laminate flooring.
A doorway leads through to the dining kitchen.

DINING KITCHEN
19 x 8'6 (5.79m x 2.59m)
The dual aspect kitchen is filled with natural daylight, owing to the windows that view out to the side and rear apsects. The kitchen has been recently re-fitted and is designed to offer defined areas for food preparation and for dining and entertaining. The fitted kitchen features a white ceramic sink, solid wood block worktops, and a range of glossy white cabinetry with integrated electric fan oven, ceramic hob and dishwasher. There is space for a tall or American-style fridge freezer. The dining area has wood-effect laminate flooring and offers ample space for a dining set, while the kitchen area is finished with stylish 'metro' wall tiling and tiled flooring.
A stripped pine and glazed door leads to the utility room.

UTILITY ROOM
9'7 x 4'11 (2.92m x 1.50m)
The utility room offers useful additional storage space, counter top space and doubles as an excellent boot room, with a door that opens to the rear garden. There is plumbing and space for two appliances. The gas boiler is situated here. Skylight window and vinyl tiled flooring.

UPSTAIRS LANDING
The carpeted stairs and first floor landing gives access to bedrooms one and two and the bathroom. A further staircase leads to the second floor where the attic bedroom is located. There is a built-in wak-in wardrobe with hanging rail and shelving and stripped pine door.

BEDROOM ONE
15'6 x 9'10 (4.72m x 3.00m)
Bedroom one is at the front of the home, with two windows making the room light and bright. There is ample space for a kingsized bed, wardrobe and further furniture, with natural recesses either side of the chimney breast. Fitted with carpet. Stripped pine door.

BEDROOM TWO
12 x 9'5 (3.66m x 2.87m)
A further double bedroom with a window that views out to the rear of the home. This room easily accommodates a double bed, alongside further bedroom furniture. Fitted wth carpet. Stripped pine door with fanlight above.

FOUR-PIECE BATHROOM
9'10 x 9'2 (3.00m x 2.79m)
The modern bathroom enjoys excellent proportions and offers a panel enclosed bath, corner shower cubicle, pedestal water closet and wash basin. The shower cubicle was ugraded in rcecent months and includes tile-effect waterproof wall panels. There is a chrome towel radiator, laminate flooring, some wall tiling and a widow with privacy glass. The airing cupboard is located here and this is where the hot water cylinder is housed.

ATTIC BEDROOM
14'3 x 14'1 (4.34m x 4.29m)
Accessed via a balustrade staircase, the top floor bedroom is a lovely retreat and offers space for a kingsized bed within the eaves, alongside bedside tables anfd further furniture. A dormer window views over the rear garden and beyond. There is access to the boarded attic space over the bathroom from this room, offering useful storage. Exposed original pine floorboards.

EXTERNAL
In more detail as follows;

FRONT GARDEN
The front garden is fence-enclosed with a gate opening to the path that leads to the entrance porch. A low maintenance front garden area, perfect for pot plant display.

REAR GARDEN
A particular feature, the rear garden is an excellent size and enjoys a sunny easterly aspect, and is fully enclosed with an access gate at the end of the garden. There is an area for relaxation and al fresco dining directly adjacent to the home, created with hardwearing composite decking. Offering scope for cultivation for those with green fingers, the remainder of the garden is laid to lawn wth a planted border and paved path running alongside. There is a hardstanding area at the the end of the garden where there is a timber shed.

SERVICES
All services are mains connected.

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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