Nestleton Close, Calne

£635,000

Rutfield Breach

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A Period Detached Home placed on a corner plot that is tucked away in a great residential location. At just under 3,000 sq ft (278 sqm) it has outstanding accommodation. The ground floor gives you three large reception spaces, a conservatory, four piece bathroom, impressive formal hall, kitchen and utility. The first floor has four double bedrooms, bathroom, box room (study) and stairs up to the two sizeable loft rooms. The home is in need of updating to bring it up to the expectations of today. The property has an attached garage plus off road drive parking. There is a further rear access point that would give opportunities for future extension or garaging. The plot gives you two mature gardens that offer flat lawns and good privacy from mature planting, hedging plus ornamental and fruit trees. Gas central heating, double glazed and annex possibilities.

LOCATION
The home is placed just to the south of Calne centre in a cul de sac location.. Close to the home are country walks, access to Historic Bowood and it is a gentle stroll to the multiple facilities of the town. Not far from the home is the Heritage Quarter of Calne. 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 walkway 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. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. Close by is the local Recreation Centre with swimming pool, Holy Trinity Primary School and the Kingsbury Green Secondary School.

ACCESS & AREAS CLOSE BY
The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. 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. South is the market town of Devizes.
The No 55 bus offers a regular service around every twenty minutes during the day and a regular evening service. The service connects the train stations of Chippenham and Swindon plus taking in all the county towns and villages in-between.

THE HOME
Outlined in a little more detail as follows;

THE GROUND FLOOR
34' x 9'10
The ground floor accommodation features high ceilings and are greeted as you enter by an impressive long formal hall of around 34 ft in length by 9ft 10" maximum width (10.36m x 3.00m) A balustrade staircase rises to the first floor landing. Doors give access to the main living spaces and to the four piece bathroom. The bathroom positioning offers annex opportunites being adjacent to the garage.

The three recepion spaces give you a dual aspect living room to the front a sitting room to the side with access to the conservatory and a dining room to the rear. The dining room and conservatory both have garden access. From the dining room you enter to the dual aspect fitted kitchen. The kitchen backs onto the garage and could offer the possibility of creating a large dining kitchen. The ground also gives you a garden lobby plus a useful utility room.

FIRST FLOOR
15'2 x 13'8
The first floor has four double bedrooms, a box room/study, separate water closet and a bathroom. The floor level again offers you high ceilings as a feature. Two of the bedrooms are an impressive 15ft 3" x 13ft 11" (4.65m x 4.24m) and 15ft 2" x 13ft 8" (4.62m x 4.17m). You could create an en-suite in one of those bedrooms. A staircase rises from the landing up to the top floor.

TOP FLOOR
Two large loft rooms feature on this level plus under eaves stotage. Used as bedrooms in past times give lots of useful accommodation opportunities.

ATTACHED GARAGE
The garage has power, light and two windows. Attached to the home allows consideration for it to be incorporated in the future as extra accommodation (kitchen extension or annex).

FRONT BRICK DRIVE
Across the front of the home is a wide brick drive that can accommodate three cars comfortably to be parked side by side. From here there is access to the garage, front door and to the gardens.

THE GARDENS
The home is placed on a corner plot with two large gardens to the side and to the rear. both garden offer great privacy with an array of mature hedging, ornamental and fruit trees. The gardens give you flat lawns for recreation, well stocked flower beds, areas to cultivate and patios to outside dine/entertain. There is an access from a rear private lane that would open up extension and extra garaging possibilities subject to the necessary permissions.

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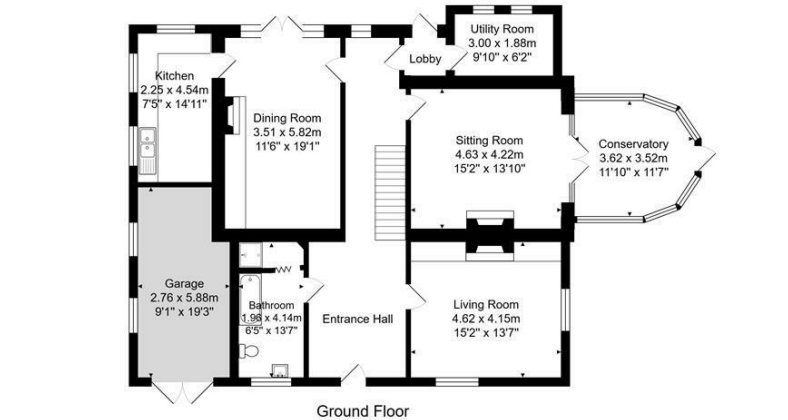
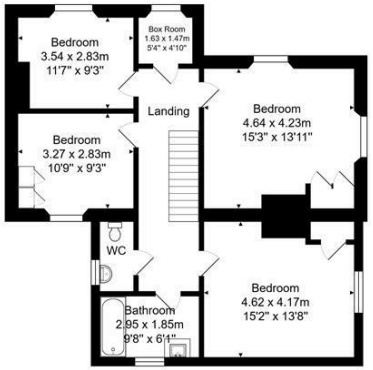
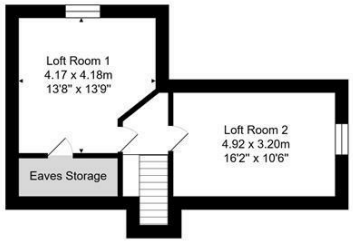
Floor Plans



Ground Floor
Area: 131.3 m² ... 1413 ft²



First Floor
Area: 87.2 m² ... 939 ft²



Second Floor
Area: 36.6 m² ... 394 ft²

Total Area: 255.2 m² ... 2747 ft² (excluding garage, eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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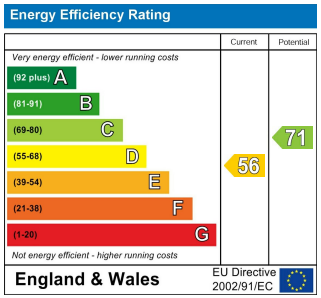
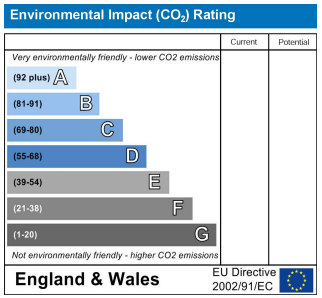
Area Map

Energy Performance Graph





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