



**Middle Lane, Calne**  
**£350,000**



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- SET IN A POPULAR VILLAGE - CHERHILL
- THREE DOUBLE BEDROOMS
- LARGE DINING KITCHEN
- LIVING ROOM WITH WOOD BURNER
- EN-CLOSED REAR GARDEN
- FAMILY BATHROOM & GUEST CLOAKROOM
- WELL PRESENTED
- DRIVEWAY PARKING FOR TWO
- COUNTRYSIDE VIEWS
- UTILITY ROOM



### 15, Middle Lane

This charming three double bedroom cottage is nestled in the highly sought-after village of Cherhill and has been beautifully enhanced by its current owners to create a warm and inviting family home.

The property boasts a superb, family-friendly dining kitchen, perfect for both everyday living and entertaining. Additional ground floor features include a practical utility room, a guest cloakroom, and a bright garden room. The cosy living room, complete with a wood-burning stove, provides the perfect space to relax and unwind.

Upstairs, the first floor offers two generously sized bedrooms alongside a well-proportioned family bathroom. The top floor hosts a further double bedroom with useful built-in storage, enjoying delightful countryside views.

Outside, the sunny rear garden provides ample space for outdoor enjoyment and gardening, while to the front of the home, there is driveway parking for two vehicles.

## The Village

Cherhill is a picturesque village located along the A4 between Calne and Marlborough in Wiltshire, England. It's renowned for its picturesque setting and historical significance, most notably the 17th-century White Horse carved into the Cherhill Downs. Beyond its scenic beauty, Cherhill offers a strong sense of community. The village boasts a historic church, a popular pub, a well-regarded primary school, and a village hall, all contributing to a close-knit atmosphere. Recently, the addition of the 'Dandy Highwaymen,' a trendy coffee spot, has become a favorite gathering place for locals and visitors alike.

Cherhill's proximity to the famous Avebury stones, just a five-minute drive away, makes it an ideal spot for those interested in exploring the rich history and natural beauty of the region. Close by are also the market towns of Calne, Devizes and Marlborough, Chippenham with its direct train link to London Paddington on 15 minutes drive from the property.

## The Home

The property is located in a quiet position away from main roads, on a peaceful lane in the village of Cherhill. The house is set back from the lane, offering parking for two vehicles.

The Home is outlined in further detail as follows:

### Entrance Hall

Entering the home via a recently fitted upvc door, the stairs rise in front of you, and a door opens to the living room.

### Living Room

**12'8 x 12'4 (3.86m x 3.76m)**

A cosy and inviting living room, with an abundance of natural light from a large front-facing window. At its heart sits a charming log-burning stove with an attractive feature wood mantel, creating a warm and welcoming focal point. The space comfortably accommodates multiple sofas and additional living room furniture. There is also convenient access through to the dining kitchen, creating an easy flow.

### Dining Kitchen

**17'4 x 8'8 (5.28m x 2.64m)**

An elegant kitchen finished in a timeless country shaker style, featuring bespoke cream cabinetry, wood effect worktops, and a blue tiled splashback. There is a ceramic sink, integrated appliances including a chest-height oven and grill, an electric hob and generous storage and display units throughout. Warm engineered wood flooring and spot lighting complete this space, ideal for both everyday living and entertaining. There is space for a large dining table and chairs. A door leads through to the utility room.

### WC & Utility Room

**7'8 x 5'5 (2.34m x 1.65m )**

Located on the ground floor, with a water closet and a wall-hung wash basin accessed via the utility room. There is plumbing and space for a washing machine, and further space. A door opens to the garden room. Engineered wood flooring.

### Garden Room

**11'1 x 7'3 (3.38m x 2.21m)**

A convenient and versatile addition to the home, perfect for coming in after one of the many nearby country walks and storing coats, boots, and outdoor gear. It also serves well as a home study or extra reception room overlooking the rear garden.

### First Floor Landing

Doors open to bedrooms one and two, as well as the family bathroom. Stairs rise to the top-floor bedroom. A window overlooks the front of the home and offers a bright landing space.

### Bedroom One

**11'2 x 9'9 (3.40m x 2.97m)**

With a window overlooking the front of the home, this naturally bright room offers space for a double bed and further bedroom furniture.

### Bedroom Two

**11'5 x 9'1 (3.48m x 2.77m)**

Positioned at the rear of the home with a window that offers beautiful countryside views beyond the garden. The room can accommodate a double bed and further storage furniture.

### Family Bathroom

**8'2 x 7'10 (2.49m x 2.39m)**

A spacious family bathroom fitted with a water closet, wash basin, and a panel-enclosed bath with shower over. The bath area is finished with classic subway tiling, adding a clean and timeless look. An airing cupboard provides useful additional storage space.

### Top Floor Bedroom

**15'8 x 10'4 (4.78m x 3.15m)**

A generous dual aspect double bedroom, currently used as an office and hobby room. Doors open to eaves storage, and a further storage cupboard. A Velux window opens over the rear of the property and the beautiful countryside views beyond.

### Externals

Outlined in further detail as follows:

### The Garden

A delightful, sunny rear garden offering a variety of areas for both relaxation and interest. The majority is laid to a level lawn, complemented by mature planting beds and established trees, including a productive apple tree. To the far end of the garden, there is a greenhouse and shed alongside a dedicated area ideal for cultivation or vegetable growing.

The garden also benefits from convenient side access across the neighbouring property.

### Driveway Parking

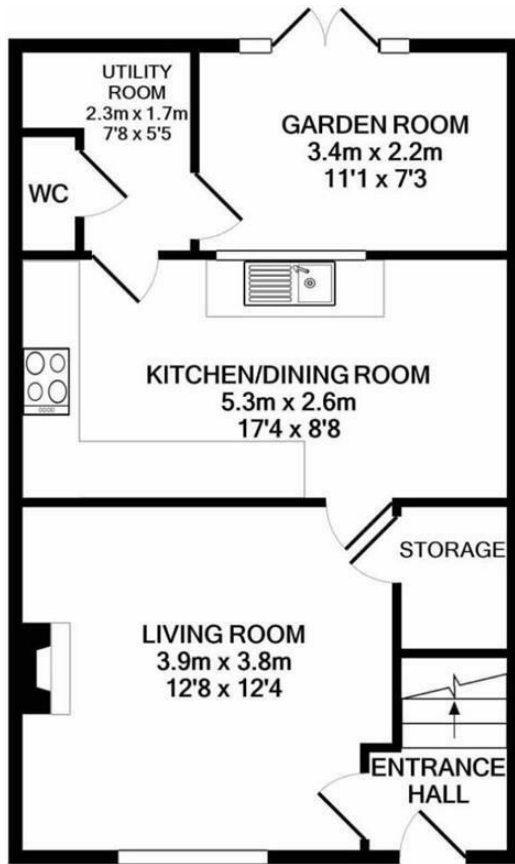
To the front, there is a driveway for two vehicles.

### Property Info

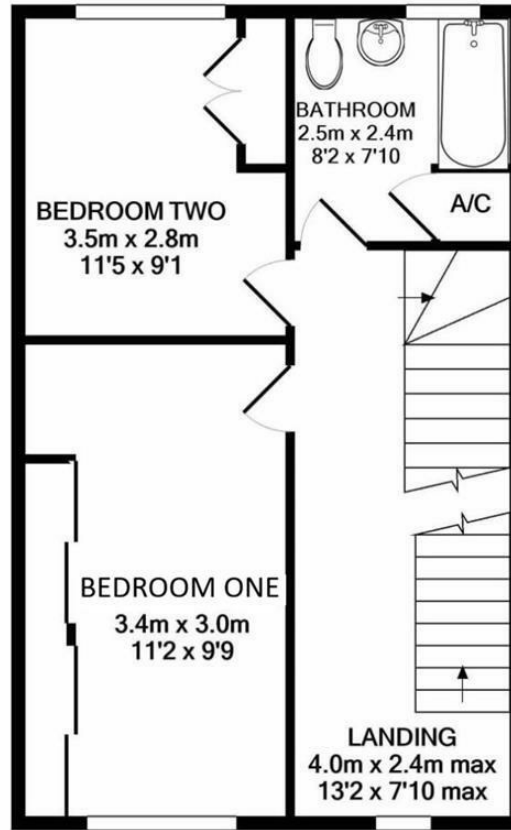
Mains water, drainage, and electricity.  
Electric heating & Wood Burning Stove.  
Double Glazing.  
Council Tax Band: C



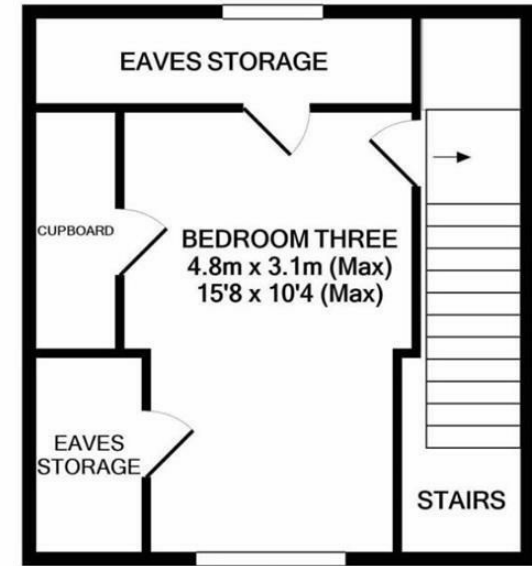




GROUND FLOOR  
APPROX. FLOOR  
AREA 45.4 SQ.M.  
(489 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.4 SQ.M.  
(489 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 29.6 SQ.M.  
(318 SQ.FT.)

TOTAL APPROX. FLOOR AREA 120.4 SQ.M. (1296 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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