New Road, Calne

£175,000

Butfield Breach

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£175,000

NO CHAIN AND VACANT POSSESSION! A deceptively spacious three bedroom cottage placed in the heart of Calne and only a stones throw away from the amenities of town and peaceful parkland leading to countryside walks.

The ground floor contains the two large reception rooms, a fitted kitchen and a shower room, with a door from the dining room leading out onto the private and sunny courtyard garden.

The first floor consists of two large double bedrooms and a spacious single room. A further staircase leads to the boarded attic rooms- the perfect opportunity for further conversion (Subject to necessary permissions.) Gas central heating and double glazing.

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 walkway takes you to St Marys Courtyard which has a Bistro. As you walk down New Road you will pass the Heritage Centre come to Calne, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

ACCESS AND AREAS NEARBY

The home is placed just to the south of Calne centre. Close by are country walks through Castlefields Park- the site of the former Castle. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Derry Hill (Bowood), Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.
The No 55 bus connects the train stations of Chippenham and Swindon with routes London and Bristol. The service is around every 20 minutes during the day and taking in the Villages in-between.

ENTRANCE PORCH

Upon entering the home, you arrive at the entrance porch. Space allows for hanging of outdoor wear, and a door leads onto the living room.

LIVING ROOM

16'08" x 12'02"
A generous room which provides plenty of space for sofas and additional furniture to be arranged around the brick mantel fireplace.
A window looks out over the front of the home and fills the space with natural light.

DINING ROOM

16'08" x 10'05"
Another great sized reception room with ample space for a dining table and chairs or further lounging and display furniture.
The focal point of the fireplace and French doors which lead through to the garden, expanding the living space in the warmer months, and makes the room an enjoyable reception space year round.
An understairs cupboard provides further storage and doors lead through to the kitchen and staircase to the first floor.

KITCHEN

8'01" x 8'09"
Fitted with a selection of wall and base cabinets. Space and plumbing allow for a range of appliances, including fridge/freezer, electric hob and oven, washing machine and an additional machine.
A window looks out over the courtyard garden.

SHOWER ROOM

7'10" x 5'05"
Complementing the ground floor accommodation of the home is the shower room, consisting of a shower cubicle, water closet, cabinet wash basin and heated towel rail. A window opens out over the rear garden of the home.

FIRST FLOOR LANDING

Doors lead to all three bedrooms and a further staircase leads to the attic room.

MASTER BEDROOM

10'05" x 11'05"
A bright and spacious room with a window looking out over the rear of the home. Space accommodates a king size bed and additional furniture. An airing cupboard holds the combi boiler and allows for further storage.

SECOND BEDROOM

9'10" x 12'03"
Another generous double room with ample space for a bed and further furniture. A window views out over the front of the home.

THIRD BEDROOM

6'06" x 9'
Space allows for a single bed and additional furniture, making this room perfect for a bedroom or office space. A window looks out over the front of the home.

BOARDED ATTIC ROOM

16'2" x 8'7" (22'11"'16'4"" height)
A spacious room which is fully boarded with lighting. Cupboards provide access and storage to the eaves, and a further door gives access to a partially boarded section of the loft with standing height and lighting.

REAR GARDEN

A wonderfully sunny and private rear garden. Designed with ease of maintenance in mind, a courtyard garden - ideal for potted plants and outdoor furniture. Garden Shed.

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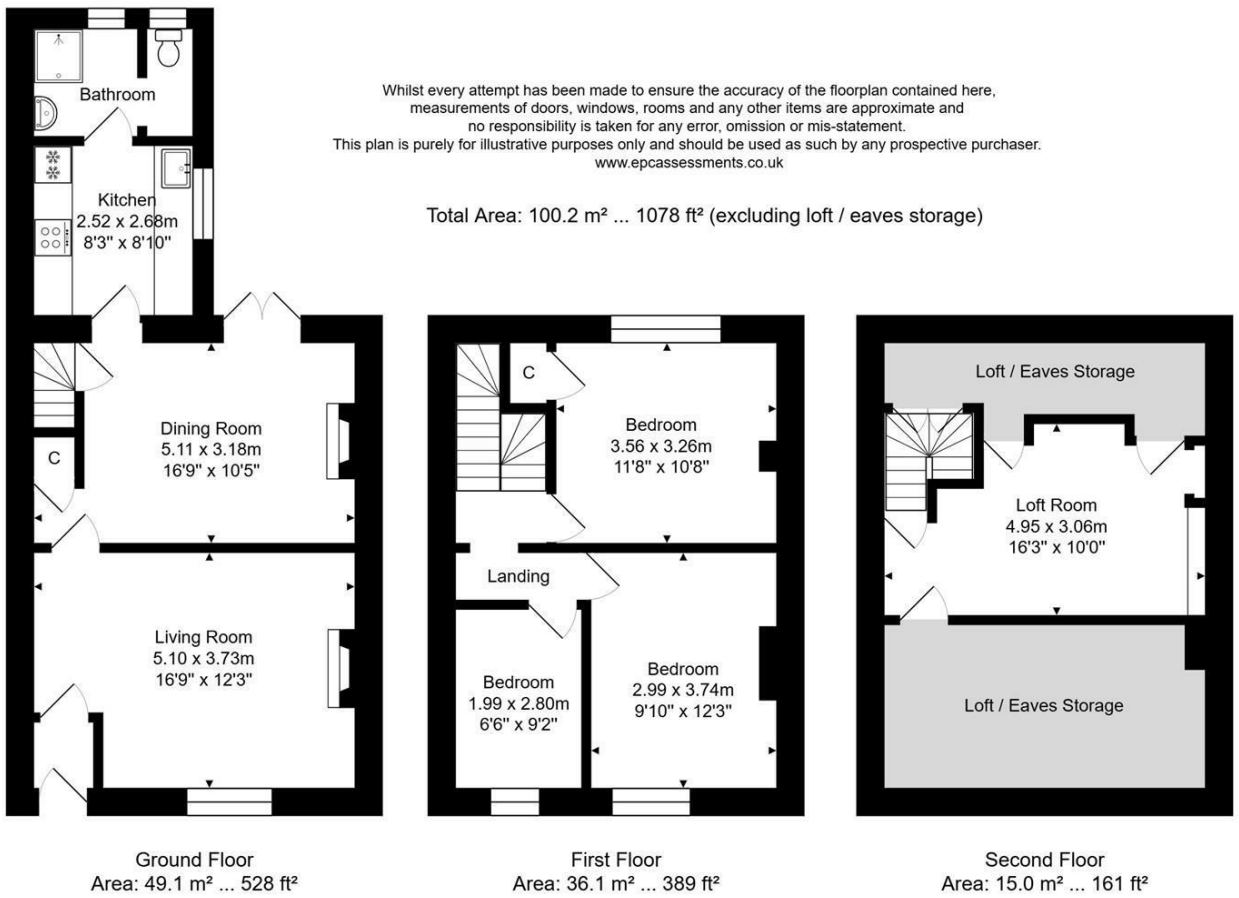
Floor Plans



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. www.epcassessments.co.uk

Total Area: 100.2 m² ... 1078 ft² (excluding loft / eaves storage)

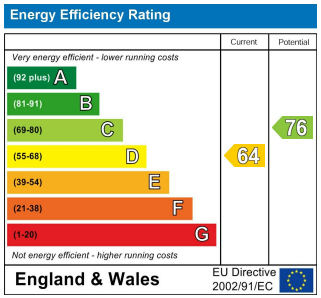
Ground Floor
Area: 49.1 m² ... 528 ft²

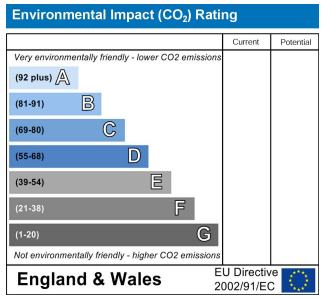
First Floor
Area: 36.1 m² ... 389 ft²

Second Floor
Area: 15.0 m² ... 161 ft²

Area Map

Energy Performance Graph





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