Kingsbury Street, Calne

£250,000

Rutfield Breach

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A charming period cottage ideally located just moments from the town centre, tucked away in a private setting near The Green within Calne's sought-after Heritage Quarter. The property boasts an enviable south-facing rear garden. Inside, the characterful living room features exposed beams and a cosy wood-burning stove. The shaker-style kitchen is thoughtfully designed with integrated appliances, while a modern shower room adds to the home's contemporary conveniences. Arranged over three floors, the property offers two generous bedrooms with delightful elevated views across rooftops towards the church, while the versatile layout provides flexible living and sleeping accommodation. Gas central heating and double glazing.

Location
The area surrounding the home is classed as a Heritage Quarter and is steeped in history. There is the Norman Church and 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. 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.

The Home
The cottage features many of the period features, adding to the home's character and appeal. Outlined in more detail as follows

Inner Lobby
Upon entering the home, you are welcomed by a particularly generous entrance hall, offering an ideal space for display furniture as well as practical storage for coats and outdoor wear. The space is enhanced by decorative tiled flooring, while charming stained glass windows into both the bathroom and living room allow natural light to filter through, creating a bright and inviting first impression.

Living Room
14'1 x 13
A generous living room centered around a wood-burning stove, with a wood mantel. The room is cosy and has a cottage feel with gorgeous exposed beams. Stairs rise to the first floor and a doorway leads to the kitchen.

Kitchen
10'9 x 6'11
A bright, shaker-style kitchen featuring fitted cream wall and base units, complemented by wooden worktops and a tiled splashback. The kitchen is well-equipped with integrated appliances, including an oven, five-ring gas hob, microwave, fridge/freezer, and dishwasher, along with space for an automatic washing machine. A traditional Belfast sink sits beneath windows that overlook the rear garden, allowing plenty of natural light. Additional features include decorative tiled flooring and recessed spotlighting. A door provides direct access to the garden.

Shower Room
A modern, generously sized tiled bathroom suite comprising a WC, a stylish vanity sink with storage cupboards, and a separate shower cubicle. The room also benefits from a heated towel radiator. A decorative internal glazed window adds character, complemented by two privacy windows to the front, allowing plenty of natural light.

First Floor landing
Window to the rear, stairs to the second floor.

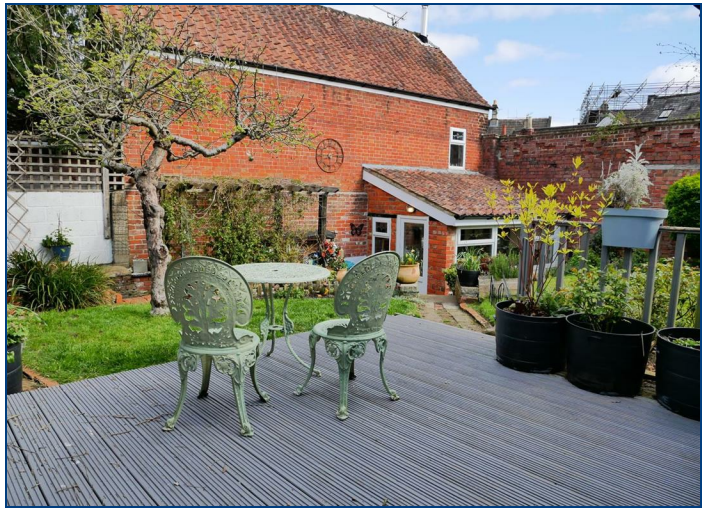
Bedroom One
11'8 x 11'7
Space to accommodate a king-size bed and further bedroom furniture. Window to the front with beautiful views towards the church. Recess hanging space to both sides of the chimney and an understairs cupboard.

Second Floor Bedroom
13'3 x 8'6
Space to accommodate a large double bed, with further furniture, currently used as an office. Window to the front. Recess shelving.

Front Garden
Gated shared pathway to the front door with a private front garden currently arranged in two sections, one for discreet bin storage.

South Facing Rear Garden
A true highlight of the home, this exceptionally private garden offers a peaceful, oasis-like setting. Predominantly laid to lawn, it is beautifully framed by well-stocked borders and mature fruit trees. A charming summer house and a decked seating area provide the perfect spaces for outdoor dining, entertaining, or simply relaxing in the tranquillity of the surroundings. Step access.

Services
Freehold
All Mains services are connected
Council Tax - B



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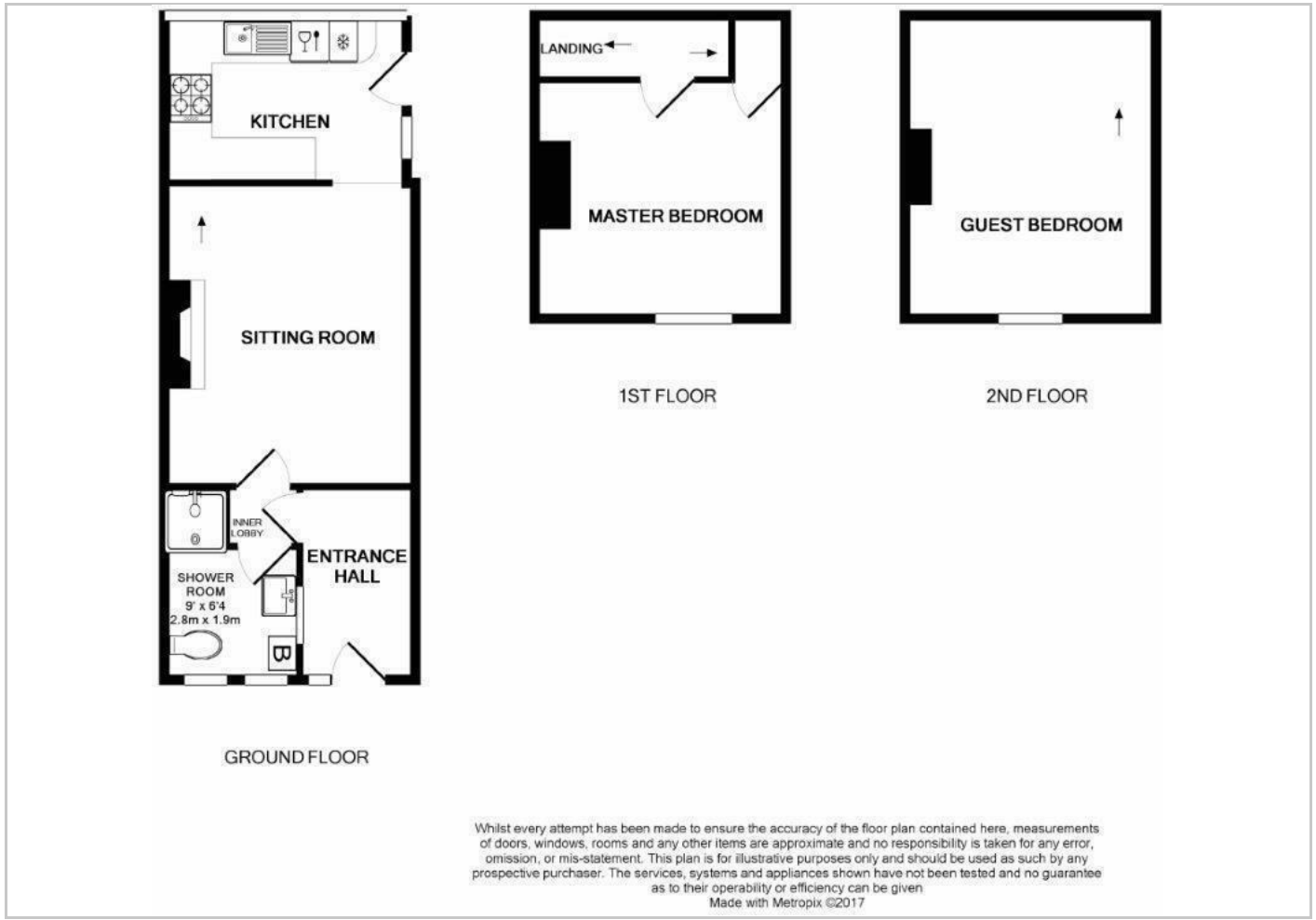
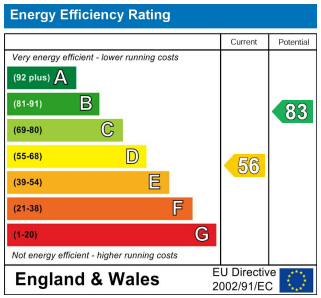
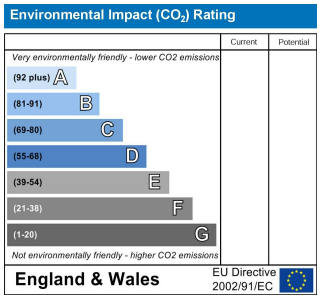
Floor Plans



Area Map

Energy Performance Graph





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