



The Pippin, Calne
Guide Price £235,000



A spacious two double bedroom period home situated in the heart of Calne, on the doorstep of amenities, shops and bus links. The house offers huge potential and has the benefit of an impressive sized, west-facing garden and also a garage. In need of modernisation, the ground floor gives you an entrance hall, living room with bay window and chimney breast, and double doors open to the dining room. There is also a kitchen, a utility area and a wet room. On the first floor, there are two double bedrooms and a shower room. Externally there is an enclosed, westerly exposed rear garden, which is of an excellent size and can be accessed from the side gate or from the rear. There is also a garage with electric roller door, power, light and pedestrian door. Electric storage heaters and double glazed.

Floorplan to follow.



Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

Placed in the heart of the town, the home is on the doorstep of excellent facilities. A gentle walk away are some of the historical features of the town which include the

Norman Church, The River Marden, quaint shops of Church Street and the Merchants Green. Castlefields Park is within walking distance and beyond is countryside. There is a bus route every 20 minutes, connecting Calne west to Chippenham and north to Swindon is close by (both with rail stations).

The Home

In need of modernisation, outlined in more detail;

Entrance Hallway

The portico entrance has Victorian tiling, where the front door opens to the hallway. Doors lead to the living room and dining room and stairs rise to the first floor. Electric storage heater.

Living Room

13'5 x 11'11 (4.09m x 3.63m)

With a lovely bay window to the front, the living room allows space for sofas and armchairs and the space can be extended by opening the double doors that connect to the dining room. Chimney breast wall with decorative fire surround and mantel. Wall shelves to one alcove. Electric storage heater.

Dining Room

Accessed from the hallway or from the living room, the dining room provides a good space for dining or an extension to the living room via the connecting double doors. Chimney breast wall with decorative fireplace. Under stairs storage cupboard, with window to side. A glazed door opens to the wet room.

Wet Room

8'7 x 6'8 (2.62m x 2.03m)

Fitted in recent years, the wet room offers a level access electric shower, wall-hung water closet and a wash basin vanity. Windows and a door face the garden and a further internal window views toward the kitchen. Tiled finishings.

Kitchen and Utility

8'7 x 7'10 (2.62m x 2.39m)

The kitchen comprises wall and floor cupboards, plus space for a cooker and under counter fridge freezer. A stainless steel drainer sink sits beneath the internal window that faces the wet room. Sliding door to the rear lobby and utility, which provides a further space and plumbing for appliances.

Landing

There is a window to the side elevation of the staircase. The upstairs landing gives access to the bedrooms and shower room. There is loft access here.

Bedroom One

15'06 x 10'05 (4.72m x 3.18m)

A lovely bright room, owing to the two windows that view to the front of the home, An excellent size which can happily accommodate a kingsize bed, wardrobe and further furniture. Chimney breast. Electric storage heater.

Bedroom Two

11'11 x 9'09 (3.63m x 2.97m)

With a window to the rear elevation, there is ample space to accommodate a double bed, wardrobe and further furniture. Chimney breast. Electric storage heater.

Shower Room

8'07 x 7'10 (2.62m x 2.39m)

The shower room has been fitted with a walk-in double shower, a pedestal water closet and basin. The airing cupboard is situated here, which houses the immersion tank. Electric storage heater. Window to the rear elevation.

Garden

The west-facing garden is a particular feature of the home; it is of an excellent size and holds great potential for gardening enthusiasts to uncover and enjoy. There is a timber shed and summer house also. A gate leads from the rear of the garden where there is vehicular access to the garage.

Garage

The garage is of good size and has power, light, electric roller vehicle door and a pedestrian door from the garden.

NB

There is a historic right of way for the neighbouring property. Please contact Butfield Breach for more information.



