



## Shelburne Road, Calne

**£295,000**

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- Extended Three Bedroom Property
- Three Reception Rooms
- Driveway Parking
- Garage
- Modern Family Bathroom
- Ground Floor W.C
- Enclosed Rear Garden
- Popular South Calne Location
- Principal Bedroom with Dressing Area



## 71, Shelburne Road

Extended Three-Bedroom Home with Driveway Parking & Garage.

An extended three-bedroom home offering generous accommodation throughout, situated in the South of Calne, with amenities and countryside close by. The property enjoys a dual-aspect living room, a dining area with patio doors leading to the garden and opening seamlessly to the spacious kitchen, a guest cloakroom, and a welcoming entrance hall. On the first floor, there are two generous double bedrooms, both with extra space for storage/dressing, a good-sized third bedroom, and a contemporary family bathroom. Externally, the private rear garden is ideal for relaxing or entertaining, featuring a covered pergola area, mature planted borders, and plenty of space for outdoor dining. Additional benefits include generous driveway parking and a single garage.

Conveniently located within walking distance of local amenities, schools, and the town centre, with excellent transport links.



## ENTRANCE HALL

Upon entering the home, the hall gives access to the downstairs accommodation, including the guest W.C and stairs that rise in front of you.

## GUEST CLOAKROOM

### 3'6" x 3'0" (1.07 x 0.91)

A modern white suite with a water closet, wall-hung basin, and towel radiator. A privacy window and tiled finishes.

## LOUNGE

### 14'10" x 9'9" (4.52m' x 2.97m)

The dual aspect lounge features windows to the front and side of the home. The room is generous in size and allows for multiple large sofas and further furniture.

## DINING ROOM

### 11'10" x 7'10" (3.61m x 2.39m)

The dining room comfortably accommodates a large dining table and chairs and connects seamlessly to the kitchen in an open-plan layout, with double patio doors opening to the garden. An under-stairs cupboard offers practical storage. Tiled flooring flows from here into the kitchen.

## KITCHEN BREAKFAST

### 18'8" x 6'4" (5.71m x 1.95m)

The spacious kitchen is thoughtfully designed with modern wall and base cabinets and generous work surfaces, perfect for culinary enthusiasts. A stainless steel sink sits beneath two uPVC double-glazed windows to the front, complemented by tiled splashbacks. There is a cream range cooker (Gas hob with electric Ovens) and extractor hood, dishwasher and washing machine, plus space for a free standing fridge freezer. There is also space for a dresser or breakfast bar seating, offering flexibility to suit the buyer's lifestyle.

## FIRST FLOOR LANDING

Doors open to all three bedrooms and the family bathroom. Airing cupboard and loft access. The loft is partly boarded.

## BEDROOM ONE

### 15'0" x 10'0" (4.57 x 3.05)

A large master bedroom with space to accommodate a king-size bed. The room benefits from wardrobes and an area for dressing.

## BEDROOM TWO

### 19'8" x 8'0" narrowing to 6'6" (5.99 x 2.44)

### narrowing to 1.98)

An extended double bedroom with two windows offering generous space to accommodate a double bed along with additional furniture. The extra area provides flexibility for use as a dressing area, study space, or seating area with a sofa.

## BEDROOM THREE

### 9'1" x 6'9" (2.77 x 2.06)

A generous single bedroom, with further space for storage furniture. Currently utilised as a home office and hobby room. A window opens over the rear garden.

## FAMILY BATHROOM

### 8'0" x 5'0" (2.44 x 1.52)

The family bathroom is fitted with a modern white suite comprising a WC, pedestal wash hand basin, and panelled bath with a shower over. A folding shower screen, chrome towel radiator, fully tiled surrounds, and tiled flooring and a privacy-glazed window complete the space.

## EXTERIOR

Outlined in further detail as follows:

## FRONT & SIDE GARDENS

A low-maintenance wrap-around front garden, enclosed by mature hedging. A pathway and steps down lead to the front door.

## REAR ENCLOSED GARDEN

The fully enclosed, private rear garden offers a versatile and tranquil outdoor space. Double gates to the front provide additional hardstanding for a vehicle if desired. Multiple areas are perfect for alfresco dining, relaxing, or entertaining, including a covered pergola adjoining the rear of the property and a dedicated BBQ area. There is also a lawn area.

Additional features include a personal door to the garage, an external water tap, and multiple outdoor power sockets to provide power and lighting to the covered areas.

## DRIVE PARKING

Driveway parking in front of the garage to accommodate a large vehicle. The owners currently park a large motor home ( 6 metres long )

## GARAGE

Up and over door to the front, personal door to the garden. The garage has power and light with eaves storage and useful storage racking.

## SERVICES

Mains Services Connected.

Gas Central Heating & Double Glazing.

Council Tax Band - C

## CALNE

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 centers 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.

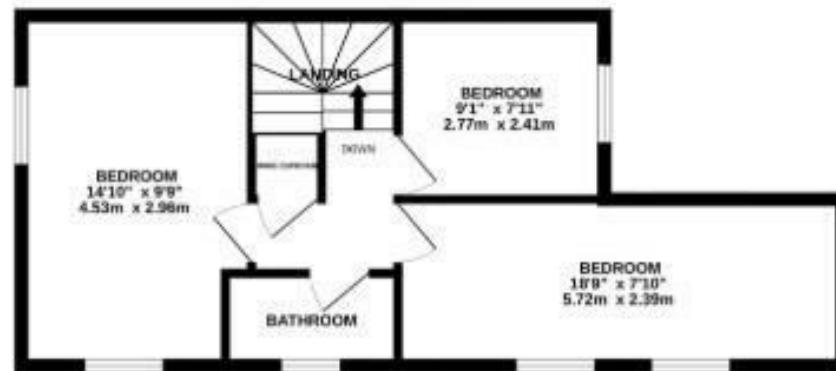




# Energy Performance Certificate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		1	1
EU Directive 2002/91/EC			



## Location



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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