



Swaddons Mill, Calne
Offers In Excess Of £275,000



MOTIVATED SELLERS! A home that forms part of a converted Mill and is placed in the Historic Heritage Quarter of Calne.

The home has three double bedrooms and with two that are outstanding in size (this offers a choice of master bedroom). High ceilings, windows with deep sills are lovely features of the home. There is this bonus of off road parking, gas central and an enclosed rear garden.

The ground floor has an entrance hall, guest cloakroom, fitted kitchen and a living room that opens to the garden. The first floor offers a large main bathroom and two bedrooms. The top floor has a studio style bedroom of around 19ft x 15ft 9 (5.79m x 4.8m).

Close by is the Merchants Green, Norman Church, the Doctor's Pond (Discovery of Oxygen), riverside walks and easy access to all the facilities of the centre.



THE 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 Doctor's Pond plus 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 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.

ACCESS & AREAS CLOSE BY

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South takes you to Devizes.

From Calne centre the No 55 Bus offers a a regular service connecting Calne to train stations at Chippenham and Swindon. During the day the service is around every 20 minutes and takes in the villages in between.

ENTRANCE HALL

Doors give access to the guest cloakroom, living room and to the kitchen. Store cupboard. Stairs rise to the first floor.

GUEST CLOAKROOM

Water closet and a wash basin.

LIVING ROOM

18'1" x 12'6" (5.51 x 3.81)

An expansive living space that offers natural lounging and dining areas. A window looks over the rear garden and French doors open onto the rear garden also. This expands the living space in fine weather. There is room for a number of sofas, dining table, chairs and further items of furniture. Doors open to the fitted kitchen.

KITCHEN

12'1" x 7'9" (3.68 x 2.36)

There is a selection of fitted wall and floor cabinets with work surfaces. Inset electric oven, electric hob and contemporary extractor hood. Room has been allowed for a washing machine, dish washer and a fridge freezer. Inset sink and drainer with feature lighting above. Tile finishes and a window to the front.

FIRST FLOOR LANDING

Stairs rise to the top floor landing. Doors open to the first floor bedrooms and to the large bathroom.

BEDROOM ONE

15'1" x 10'0" (4.60 x 3.05)

The room offers a high ceiling height of around 8 ft 6" (2.59m). A window looks out to the rear and has a deep sill. There is room for a super king bed and further furniture to complement.

BEDROOM THREE

11'6" x 7'10" (3.51 x 2.39)

This bedroom can accommodate a double bed and further furniture. It also offers a high ceiling height of around 8 ft 6" (2.59m). A window looks out to the rear and has a deep sill.

LARGE BATHROOM

10'3" x 5'9" (3.12 x 1.75)

The suite offers a pedestal wash basin and a water closet. There is a shaped bath with curved screen, mixer taps and shower attachment. The room features full height tiling and a high ceiling height of around 8 ft 6" (2.59m). Extractor fan. A window looks out to the rear.

TOP FLOOR LANDING

A door gives access to the top floor bedroom.

BEDROOM TWO

19'0" x 15'9" plus recess (5.79 x 4.80 plus recess)

An alternative master bedroom which offers a large space with a studio feel. Two Velux windows look out to the rear and give pretty views toward the river. Under eaves storage cabinets and wall lights. There is room for a super king bed and extra furniture.

EXTERIOR

Outlined in brief as follows;

FRONT

To the front of the home is a gravelled area that could accommodate a vehicle. Access to the front door.

REAR ENCLOSED GARDEN

The garden is organised with ease of maintenance and entertaining in mind. There is a large deck area that is ideal for outside furniture and pot plant display.

There is a shed and a further shingled area that can accommodate pot plants and further furnishing. The garden is fence enclosed.

NOTE

Council Tax Band - C



