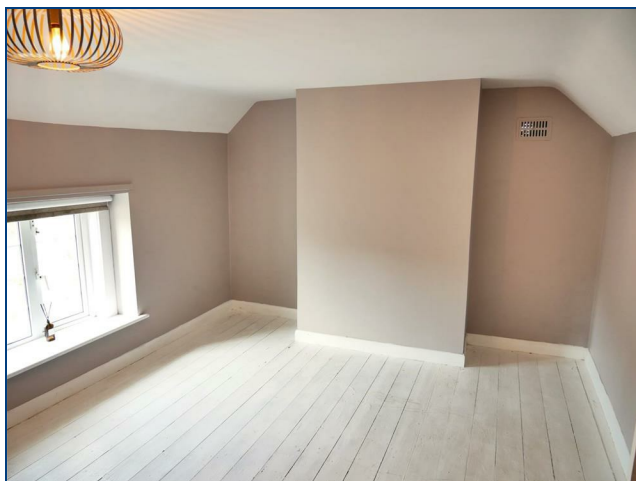




Anchor Road, Calne
£349,950



With vacant possession and no chain, this charming Victorian semi-detached cottage is set within a good sized corner plot, with a lovely enclosed mature garden that wraps around the front, side and rear of the property. The home retains some original period features and is tastefully decorated throughout. The cottage offers three bedrooms, bathroom, a living room with wood burner and a kitchen dining room with doors leading to a canopy covered patio area, ideal for outdoor dining and entertainment throughout the year. There is a driveway area providing ample parking space at the rear of the property. The cottage is located with easy pedestrian access to the town centre but is also on the doorstep of countryside walks. Double glazing and gas central heating.



ACCESS AND AREAS CLOSE BY

The home is placed just to the south of the centre of Calne and close to the Heritage Quarter. Close by is the Merchants Green, Norman Church and the River Marden. It is a gentle stroll to the multiple facilities of the town. 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

The home is well located, with the centre of Calne and it's multiple facilities just a gentle walk away. Very close by there is the Calne Bowls club and Calne's recreation ground, with park and outdoor facilities. A gentle walk takes you to the Heritage Quarter that features the Merchant Green, Norman Church, quaint shops, and the Recreation Fields. Close by is 'The Doctor's Pond' which with Bowood was involved in the discovery of oxygen.

ENTRANCE

A pathway leads to the part-glazed wood panelled front door of the cottage. There is a gas meter cupboard and storage cupboard as you step into the home.

LIVING ROOM

22'6 x 10'1 (6.86m x 3.07m)

Entering the living room, the focal point is the chimney breast with a working wood burner placed on a stone hearth. Timber lintel and mantel over. There are two double glazed deep-sill windows viewing the front garden and a further timber display shelf over the radiator. Laminate wood effect flooring. Understairs storage cupboard. Stairs rise to the first floor from this room and a door leads to the kitchen.

KITCHEN DINING ROOM

12'3 x 8'2 (3.73m x 2.49m)

This room has two natural areas for food preparation and dining. Outlined in more detail as follows:

KITCHEN AREA

The kitchen area has a range of wall and base units with woodblock work surfaces over. White ceramic sink and drainer with double glazed leaded window above, which views into the garden. Splashback wall tiling in

contemporary white subway tiles. There is space and plumbing for two under-counter appliances and a tall fridge freezer. Freestanding cooker with gas hob and electric fan oven, with extractor hood over. A plumbed water softener is located in the cupboard under the sink. Original timber stable door giving access to the side garden. Radiator and decorative radiator cover. Laminate wood effect flooring.

DINING AREA

The dining area of the room provides ample space for a dining table and chairs plus other furniture. Half-height wood panelling to the walls. The Combi boiler is located here, servicing the heating and hot water. Double glazed doors open to the covered patio area. Laminate wood effect flooring.

FIRST FLOOR

A carpeted landing gives access to all three of the bedrooms and the bathroom. Outlined as follows

BEDROOM ONE

10'7 x 10'3 (3.23m x 3.12m)

This good size double bedroom has painted original timber floorboards and two useful alcoves either side of the chimney breast. A double glazed deep-sill window views to the front. Radiator.

BEDROOM TWO

9'3 x 9 (2.82m x 2.74m)

This bedroom provides space for a small double bed plus other furniture. Double glazed window to rear and radiator. Shelving area created from the original architecture. Carpeted.

BEDROOM THREE

10'10 x 6'2 (3.30m x 1.88m)

A generous single bedroom with a double glazed deep-sill window facing the front of the property. Radiator. Carpeted.

BATHROOM

A white bathroom suite consisting of a wash hand basin set within a vanity unit with cupboards beneath, a low level water closet and a shaped panel bath with shower over and a wall-hinged glass screen. There is a tall chrome towel radiator and a wall-hung mirror-fronted cabinet over the hand basin. Wall tiling around the bath and shower area. Wood effect vinyl flooring. Double glazed window to the rear. The loft hatch is located in this room.

EXTERNAL

The gardens are a particular feature of the property. In more detail:

FRONT GARDEN

The front of the home has steps up to the garden, with a raised planted area to the side and a beautiful cherry tree planted in front of the home. A path leads to the front door, and around to the side of the property where a gate gives access to the side and rear garden. A variety of established shrubs, trees and planting surround the front garden. Wrought iron railings and gate.

REAR GARDEN

Accessed from the side or rear garden gates, or from either of the two kitchen doors, the garden is of a wonderful size and wraps around the side and rear of the cottage. There is an oak framed canopy-covered patio area directly accessed from the kitchen patio doors, providing a perfect sheltered space for 'al fresco' dining and relaxing all year round. A recently laid raised patio area and paved pathway lead through the garden to the rear gate and driveway parking area beyond. A timber garden shed with hardstanding is placed to the corner of the garden. There is also a newly laid decked section providing an additional seating area. Steps up to a substantial lawned area and established walnut trees, fir trees, shrubs and flowering plants border the entire garden, creating an enclosed and private idyll.

DRIVEWAY PARKING

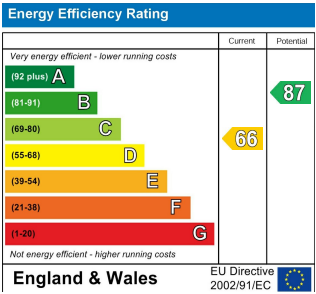
From the garden, a gate leads to a driveway that provides parking for a minimum of two vehicles.

COUNCIL TAX BAND

Council Tax band C







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

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