



Mill Street, Calne
£650,000



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- **HISTORIC SETTING**
- **'B' RATED EPC (SOLAR PANELS)**
- **1,18 sq ft (168.9m2) DETACHED**
- **DOUBLE GARAGE (ANNEX POSSIBILITY)**
- **LANDSCAPED RIVERSIDE GARDENS**
- **FOUR DOUBLE BEDROOMS**
- **34FT LIVING DINING KITCHEN**
- **LIVING ROOM & FAMILY ROOM**
- **MULTIPLE VEHICLE PARKING**
- **BATHROOM & SHOWER ROOM**



10, Mill Street

OFFER PRICE GUIDE £650,000 - £675,000.

Set within the Heritage Quarter of Calne and within easy walking distance of the town and its amenities. This truly unique detached property boasts a large plot and enjoys an exceptional riverside and woodland setting along one boundary. Although placed in quite a central location, it has the benefit of parking for extensive vehicles and a double garage.

The home itself offers four double bedrooms complemented by a bathroom and a separate shower room. The ground floor is centred around a breathtaking 34-foot open-plan living, dining and kitchen space. Additional reception spaces include a separate living room and a large study/family room, alongside a welcoming hallway, guest cloakroom and a practical utility room. The utility connects to the double garage presenting excellent potential for annex accommodation if desired. In addition there is the marvelous benefit of solar panels.

The gardens are a standout feature and offer a variety of distinct areas, each with its own character and purpose. Shaped patios sit adjacent to the house and enjoy views across the main garden, while flat lawns lead to a charming footbridge and areas of mature planting designed to attract wildlife. With its riverside aspect, woodland outlook and abundance of established planting, the gardens are a true paradise.

HERITAGE QUARTER LOCATION

The home is placed in the Historic Heritage Quarter of Calne, just to the south of the centre. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen, Merchants Green, Norman Church and 'The Proclamation Steps'. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street, the River Marden and Castlefields Park. Country walks are really close by also.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also. To the west is Chippenham, Bath, and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, rail stations, and the villages in between.

ENTRANCE HALL

5'6 x 5'3 (1.68m x 1.60m)

Doors open to the inner hall, guest cloakroom and study/family room.

GUEST CLOAKROOM

5'7 x 4'9 (1.70m x 1.45m)

Water closet and a wash basin set into a vanity cabinet. Window with privacy glass.

STUDY/FAMILY ROOM

14'2 x 11'10 (4.32m x 3.61m)

Generous in size, this room is a perfect study, hobby room or an extra reception space. A window views out over the front.

INNER HALL

14' x 7'6 (4.27m x 2.29m)

Two doors give access to the living dining kitchen and a door opens to the living room. Two store cupboards and stairs rise to the first floor. Room for display furniture. Under stair cupboard.

LIVING DINING KITCHEN

34' x 12'7 maximum (10.36m x 3.84m maximum)

Impressive in size, this open plan room has a dual aspect and offers natural dining, kitchen breakfast and snug areas. Outlined in a little more detail as follows;

DINING AREA

Windows look out over the rear garden and side patio. A peninsular unit offers a divide between the kitchen and dining areas. The space allows for a large dining table, chairs and further furniture.

KITCHEN BREAKFAST AREA

There is a selection of fitted wall and floor cabinets with work surfaces, tile finishes and under cabinet lighting. Inset one and half sink and drainer. Inset hob with stainless steel feature hood over. Inset eye level double oven. Integrated dish washer. Window overlooking the side patio. Open plan to the snug area.

SNUG AREA

There is space for a number of sofas and further furnishing. Door to the utility room.

UTILITY ROOM

11' x 7'3 (3.35m x 2.21m)

Doors give access to the side patio and garage. A selection of wall and floor cabinets with work surfaces. Inset sink and drainer. Space for a washing machine, fridge freezer and a further machine.

LIVING ROOM

18'2 x 15'8 maximum (5.54m x 4.78m maximum)

From here there are lovely views out over the rear landscaped garden. French doors open onto the rear patio and expand the living space in fine weather. There is room for a number of sofas and further furniture to complement. There is a fireplace placed to one corner.

FIRST FLOOR LANDING

Doors lead to the bedrooms, bathroom and shower room. Airing cupboard and store cupboard.

BEDROOM ONE

11'11 x 9'1 plus wardrobes (3.63m x 2.77m plus wardrobes)

A window offers a wonderful view out over the rear garden. Built-in recessed wardrobes. Room for a large double bed and extra furniture.

BEDROOM TWO

14' x 8'4 plus wardrobes (4.27m x 2.54m plus wardrobes)

Two windows give a dual aspect. Again the views are wonderful. They look out over the rear garden plus St Marys Church. Recessed built-in wardrobes. There is room for a large double bed and extra furnishing.

BEDROOM THREE

10'6 x 9' (3.20m x 2.74m)

This double bedroom offers a view out over the front of the home. There is room for a double bed and extra furniture. Built-in cupboard.

BEDROOM FOUR

10'4 x 8'8 (3.15m x 2.64m)

The final bedroom is again a double in size. This room would also make an ideal study or hobby room. Built-in cupboard.

BATHROOM

7'1 x 6'7 (2.16m x 2.01m)

The suite offers a shaped panel enclosed bath with shower over, water closet and wash basin. Chrome towel rail radiator as well as underfloor heating. Window with privacy glass. Room for display furniture.

SHOWER ROOM

8' x 5'7 (2.44m x 1.70m)

Shower cubicle to one corner. Water closet and a pedestal wash basin. Window with privacy glass. Tile finishes. Underfloor heating.

ATTACHED DOUBLE GARAGE

17'5 x 16'4 (5.31m x 4.98m)

Space saving automatic roller door. Window to one side and an access door to the utility room. Power and light. The garage offers future annex possibilities.

LARGE GATED GRAVEL DRIVE

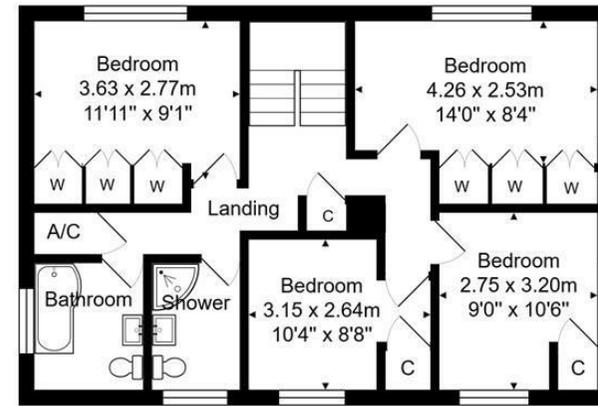
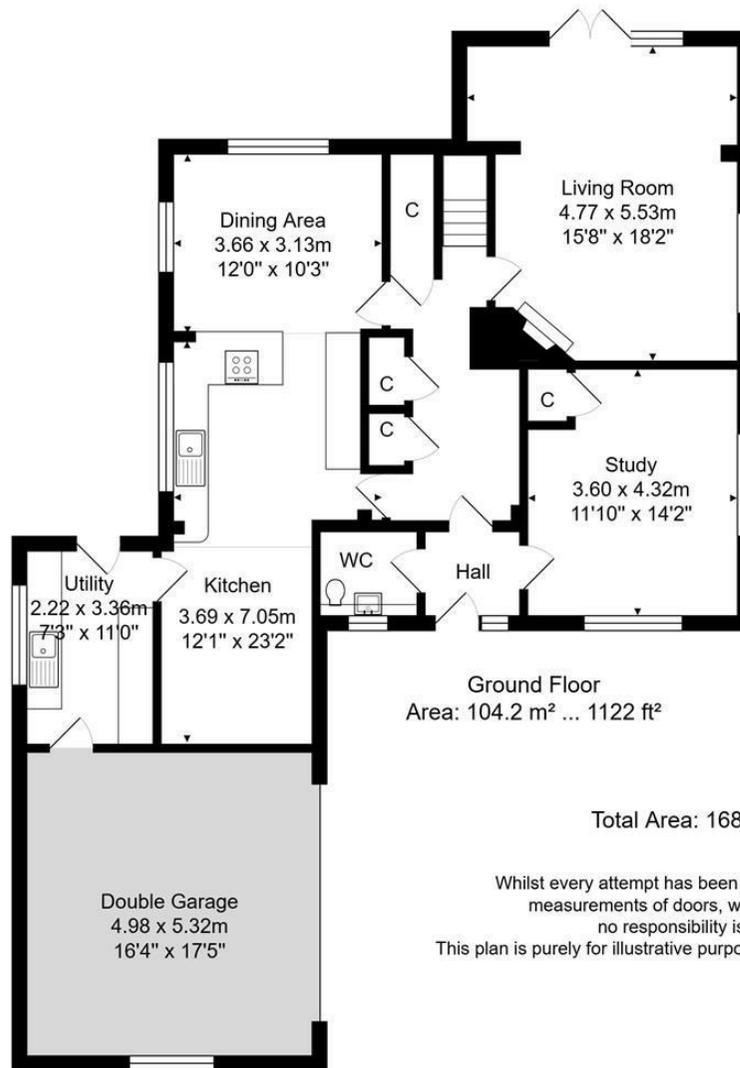
In front of the home is a large gravel drive that allows for multiple vehicle parking (eight plus) and turning. There are a selection of flower beds and hedge screening. The drive gives access to the garage and the front entrance door. A five bar gate opens to a side patio style drive that leads to the rear garden (allowing for garden machinery and further parking possibilities).

THE GARDENS

The garden is arranged in many sections of different character and uses. Adjacent to the house are a number of large patios and a hard standing garden area. The patios are perfect for outside dining, entertaining, relaxing and viewing over the gardens. The hard standing garden has ornamental plants, a curving path and shaped raised flower bed. There are two large lawns connected by a footbridge and the garden has the river edging down one side. There is a large selection of ornamental planting, trees and shrubs in numerous shaped flower beds.







First Floor
Area: 64.7 m² ... 696 ft²

Total Area: 168.9 m² ... 1818 ft² (excluding double garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

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

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