



Anchor Road, Calne
£330,000

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- SOUTHERLY LANDSCAPED GARDEN
- RIVERSIDE PATIO GARDEN
- THREE GENEROUS BEDROOMS
- VAULTED LIVING ROOM
- FITTED DINING KITCHEN
- SHOWER ROOM & WET ROOM
- DINING/FAMILY ROOM
- TWO VEHICLE DRIVE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GREAT SOUTH CALNE LOCATION



80, Anchor Road

A landscaped southerly garden which includes a riverside patio, a living room with vaulted ceiling and a quality fitted kitchen all feature in this really lovely and unique home. Placed close to the Heritage Quarter, the home enjoys three generous bedrooms complemented by a shower room and a wet room. There is parking for two vehicles on a tarmac drive. The living spaces include a family/dining room, dining kitchen and the living room which has a triple aspect. Gas centrally heated and double glazed. The landscaped garden offers many areas to outside dine and relax. The riverside patio is a special place with steps going down to the river edge.



LOCATION

The home is placed close to the 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. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, the quaint shops of Church Street and the River Marden.

Very close by are walks along the river and to countryside beyond. Direct access onto the National Cycle Route plus Calne Recreation Park is on the door step. The home is well positioned for access to primary schools and the local secondary school/academy.

ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The Number 55 Bus offers a regular service connecting Chippenham and Swindon train stations. It takes in Derry Hill, Royal Wootton Bassett, Lyneham and the villages in between.

GROUND FLOOR

FORMAL HALL

A long hall with doors to the bedrooms and the shower room. There is a balustrade and room for furniture at one end. Window to the side. Stairs lead down to the garden floor level.

BEDROOM ONE

12'6 x 11'1 into bay (3.81m x 3.38m into bay)

The room has focal points of a bay window and of a fireplace. There is room for a large double bed and extra furnishing.

BEDROOM TWO

12'6 x 9'6 (3.81m x 2.90m)

This bedroom offers a view out over the rear garden and river beyond. There is space for bedroom furniture and for a large double bed.

BEDROOM THREE

12'6 x 6'10 (3.81m x 2.08m)

The third bedroom is a very generous single bedroom and would also make a perfect study. Window to the side aspect.

SHOWER ROOM

5'9 x 5'3 (1.75m x 1.60m)

The suite offers a shower cubicle, vanity with inset basin and a water closet. Window with privacy glass. Tile finishes. Towel rail radiator.

GARDEN LEVEL

INNER HALL

Doors give access to the breakfast kitchen, wet room and to the dining/family room. Balustrade staircase up to the ground floor and space understairs for storage or display.

FITTED DINING KITCHEN

The room offers a generous selection of quality fitted wall and floor cabinets with work surfaces. Under cabinet lighting and tile finishes. There is a range cooker with hood over. Inset one and a half sink and drainer. Room has been allowed for a washing machine and a fridge freezer. Window to the side. The room has been arranged to offer space for a dining table and chairs if required.

WET ROOM

5'10 x 5'3 (1.78m x 1.60m)

Window with privacy glass and tile finishes. Shower with folding screens, water closet and a vanity cabinet with inset basin. Towel rail radiator.

DINING FAMILY ROOM

12'6 x 9'6 (3.81m x 2.90m)

Placed centrally, the room can happily accommodate a large dining table, chairs and further furnishing. There is a window to the side and a wide opening to the living room.

VAULTED LIVING ROOM

13'9 x 12'6 (4.19m x 3.81m)

The room has an impressive high vaulted ceiling and a triple aspect with windows to three sides. French doors open out onto the rear garden and expand the living space in good weather. There is room for a number of large sofas and extra furniture to complement.

FRONT DRIVE PARKING

The drive can comfortably accommodate two vehicles. There is access to the front door and a side gate to the rear garden.

REAR SOUTHERLY GARDEN

Fully enclosed and with a sunny south-westerly aspect, the garden offers a number of different sections to enjoy. To the side of the living room is a large patio area for outside dining and entertaining. There is a sectioned off area for storage, a shed and steps that lead up to the front drive. A pathway runs down to the rear garden and it has lawns to each side plus flower beds. The end garden offers further patios for relaxing and a gate opens to the river patio.

RIVER PATIO

Generous in size the patio looks out over the river and offers yet another area for outside dining and entertaining. Steps lead down to the river edge.

SERVICES

All mains services are connected.

Council Tax Band C

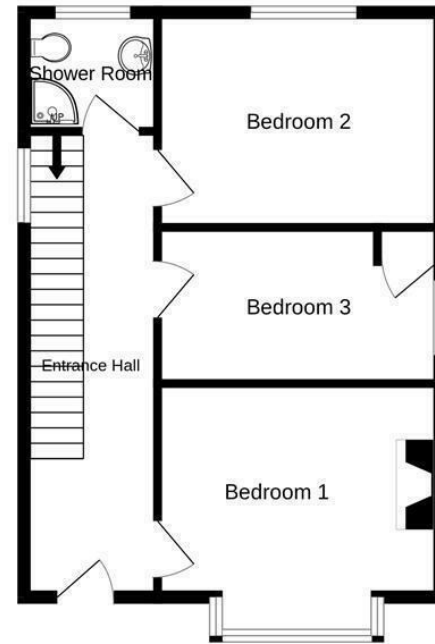




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



FIRST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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