The Street, Calne

£675,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- Deatched Village Home - Cherhill
- Garage & Gated Driveway
- Four Bedrooms
- South Facing Gardens
- Study & Hobby Room
- Principal Bedroom with En-suite
- Open Plan Kitchen Dining Room
- Conservatory
- Utility Room & Guest Cloakroom

Caxton Cottage, 49 The Street, Cherhill

Caxton Cottage is a beautifully presented detached village home, occupying a quiet corner plot in the highly sought-after village of Cherhill. This distinctive home has accommodation of great character, including charming exposed beams, brick feature walls, and oak doors throughout. It enjoys private, south-facing gardens, complemented by a gated driveway and a garage, offering both style and convenience.

The accommodation is generous and well balanced throughout. Upstairs, a family bathroom serves four well-proportioned bedrooms, including an impressive principal suite complete with en-suite shower room and walk-in wardrobe.

The ground floor is ideally arranged for modern family living, centred around a spacious open-plan kitchen/dining room. This is complemented by a separate utility room, a welcoming living room with a wood burner, a bright conservatory overlooking the garden, a study ideal for home working, a hobby room, and a convenient guest cloakroom.

Caxton Cottage offers an excellent family home in a peaceful yet well-connected setting, with easy access to the nearby market towns of Marlborough, Devizes and Calne.

Cherhill

Cherhill is a charming village located along the A4 between Calne and Marlborough in Wiltshire, England. It's renowned for its picturesque setting and historical significance, most notably the 17th-century White Horse carved into the Cherhill Downs. Beyond its scenic beauty, Cherhill offers a strong sense of community, with several local amenities that enhance village life. The village boasts a historic church, popular pub, primary school, and village hall, all contributing to a close-knit atmosphere. Recently, the addition of the 'Dandy Highwaymen,' a trendy coffee spot, has become a favorite gathering place for locals and visitors alike.
Cherhill's proximity to the famous Avebury stones, just a five-minute drive away, makes it an ideal spot for those interested in exploring the rich history and natural beauty of the region.

The Home

The property is located in a quiet position away from main roads, on the corner of a quiet lane in the village of Cherhill. The house is set back from the lane, offering privacy, with a gated front driveway and wrap-around garden.

The Home is outlined in further detail as follows:

Entrance Hall

Upon entering the home, this generous hallway is bright and welcoming. Wide stairs with a storage cupboard under rise to first-floor accommodation. Doors open to the living room, study, and kitchen/dining room.

Living Room
15'4 x 11'5 (4.67m x 3.48m)

A warm and inviting living room, generous in size, arranged around the attractive focal point of adecorative brick fireplace with wood-burning stove. Natural light pours in through windows to the front and rear. Exposed dark wood beams highlight the property's charm, creating the perfect setting for relaxed evenings and family gatherings. Double doors open to the conservatory.

Conservatory
11'6 x 11'1 (3.51m x 3.38m)

The brick-based, solid-roof conservatory enjoys delightful views over the rear garden. Featuring laminate wood flooring and a door opening directly onto the patio, it provides a versatile and light-filled space ideal for year-round enjoyment.

Study
7'6 x 6'9 (2.29m x 2.06m)

This dedicated study space allows for a desk and further display furniture. A window offers a view towards the front garden of the home.

Kitchen/ Dining Room
14'8 x 22'5 (4.47m x 6.83m)

A dual aspect, open-plan room with natural areas for cooking and dining, perfect for those who like to entertain.
At the rear of the home, the dining area allows space for a large dining set alongside display and storage furniture. Patio doors with windows either side open to the patio area of the garden. The fitted kitchen is at the front and comprises a range of wall and floor cabinetry with work surfaces over. A double sink with drainer is positioned beneath a window that views over the garden and driveway. There is a gas hob and chest height oven and a grill. Space for a dishwasher. A door leads to the highly practical utility/boot room.

Utility Room

From the kitchen, the utility room provides space for two washing appliances, along with a sink and additional storage cabinets. A door provides access to the front driveway, while a further door leads through to the garage.

Garage

Accessed via the utility room, the garage features an up-and-over door to the front, with a further internal door leading to the rear hobby room and WC. The space is fitted with power and lighting.

Hobby Room
12'10 x 9 (3.91m x 2.74m)

To the rear of the garage is this additional space, offering versatility for a variety of uses. It presents excellent potential for conversion, subject to the necessary planning permission.

Guest WC

Wall-hung wash basin and water closet.

Hobby Room
12'10 x 9 (3.91m x 2.74m)

Ideal for many possible uses. Conversion potential to a downstairs bedroom subject to necessary permissions.

First Floor Landing

A bright landing with window and wall lighting. Access to all four bedrooms and the family bathroom. Airing cupboard.

Principal Bedroom
13'11 x 10'7 (4.24m x 3.23m)

A fantastic dual-aspect room enjoying views over the surrounding countryside. The space comfortably accommodates a king-size bed along with additional storage furniture. Doors open into the walk-in wardrobe, providing ample storage and hanging space, while a further door leads through to the en-suite.

En-suite

A modern shower room with decorative tiling, a built-in vanity sink with side storage cupboard, and a concealed cistern.

Bedroom Two
12'1 x 8'9 (3.68m x 2.67m)

A dual aspect room with built in cupboard, wall lighting, and space for storage furniture, along with a king-size bed.

Bedroom Three
11 x 8'9 (3.35m x 2.67m)

A generous single or small double with built in wardrobes. A window views over the front of the home.

Bedroom Four
8 x 6'7 (2.44m x 2.01m)

With a skylight window, this fourth bedroom allows for a single bed along with storage furniture and a side table. Finished with carpet.

Family Bathroom

A modern suite featuring a panel-enclosed bath with a shower over and a glass screen. Vanity wash basin with side storage cupboard. Water closet with concealed cistern.

Gardens

Beautifully maintained gardens wrap around the property; they are a true highlight, with lawn and well-tended beds, offering a range of planted borders, mature shrubs and trees. There are multiple patio areas to allow for outdoor furniture. The current owners have an area for cultivation, a shed, and greenhouses, along with a chicken coop.

From the front is discreet access into the utility room, ideal for coming home after long muddy walks! There is also discreet storage for all the essentials, LPG / Oil tank, and bins.

To note, the front section of the garden is leased through Wiltshire Council.

Driveway

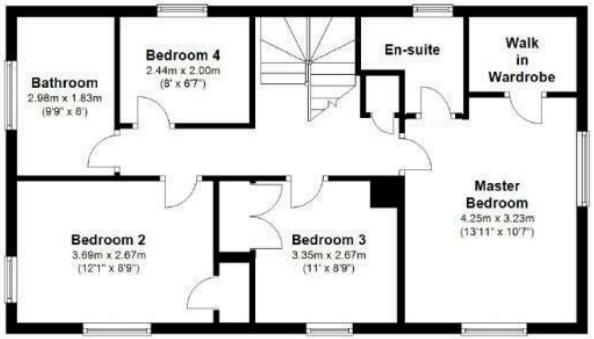
A tarmac frontage leads to gates opening onto a gravel driveway, providing off-road parking for up to six vehicles. There is a screening hedge and front garden for extra privacy.

Ground Floor

Approx. 124.5 sq. metres (1340.5 sq. feet)

First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



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

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