



Curzon Street, Calne
Asking Price £235,000

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

- **Period Cottage**
- **Three Excellent Size Bedrooms**
- **Southerly Garden**
- **Fitted Kitchen**
- **Modern Fitted Bathroom**
- **Original Architecture including Stone Mullion Windows and Exposed Beams**
- **Gas Central Heating and Partial Secondary Glazing**
- **Close to Amenities in Convenient Town Centre Location**



60, Curzon Street

BUTFIELD BREACH HOME SHOW LAUNCH! A charming mid-terrace period cottage with many original features and offering three double bedrooms and accommodation over three floors. The ground floor consists of a living room that has a brick open fire place, exposed beams and stone mullion window. From the living room there is a characterful modern kitchen that leads to a rear lobby with a fitted bathroom. The bedrooms are divided over two floors with a choice of master bedrooms. To the rear of the home is a privately enclosed garden that enjoys the sun with a southerly aspect. Fitted with gas central heating throughout.

Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. 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 located in a prime central position, situated within the Hermitage Cottages, a charming terrace of period cottages with a Grade II Listing. The property enjoys being a short level walk to the amenities of the town centre, the Heritage Quarter and is on the doorstep of countryside walks.

The Home

Entrance Hall

7'0" x 3'2" (2.13 x 0.97)

To the front entrance of the home, a porch shared with one neighbour leads to the private entrance hall, where there is ample space for coat and shoe storage. Fitted with laminate flooring. A door opens to the living room.

Living Room

13'1" x 13'1" (3.99m x 3.99m)

A lovely living room with a brick open fire with timber lintel as the main focal point. Fitted with laminate flooring and a secondary glazed window to the front. Features include exposed beam, log store alcove, decorative radiator cover and bespoke corner cabinet that has shelving above. A ledge and brace door opens to the staircase that leads to the first floor.

Kitchen

11'3" x 7'1" (3.43m x 2.16m)

A fitted kitchen with matching cabinets and providing space for a tall fridge freezer, plumbing for a washing machine and a free standing range cooker. There is a ceramic half bowl sink with a drainer and a window over looking the sunny rear garden. Fitted with laminate flooring, wood panelling to one wall and tiled splashbacks.

Rear Hall

From the kitchen there is a rear lobby with built-in storage, a double glazed door leading to the garden and a door to the bathroom.

Bathroom

7'3" x 5'2" (2.21 x 1.57)

A fitted suite consisting of a bath with an overhead shower, concealed cistern WC and vanity wash basin. There is a heated towel rail, tiling to the walls and a cabinet which holds the gas boiler. Finished with tiled flooring.

First Floor Landing

From the living room, a door opens to a turning staircase leading to the first floor. The first floor landing gives access to bedroom one, bedroom two and another door leads to the second floor. Fitted with carpet.

Bedroom One

13'1" x 13'1" (3.99m x 3.99m)

A spacious double bedroom arranged to accommodate a double bed, bedside tables with

further wall space for other furniture. There is a double fitted wardrobe and a recess with bespoke shelving. To the front is a secondary glazed window and the room is finished with fitted carpet. An exposed ceiling beam enhances the period character of this room.

Bedroom Two

11'3" x 7'11" (3.43m x 2.41m)

Currently used as a children's bedroom with space for a double bed and bedside tables. There is also a double wardrobe and a window to the rear over looking the garden. Fitted with carpet.

Second Floor Bedroom Three

13'1" x 13'1" (max) (3.99m x 3.99m (max))

Occupying the top floor, this charming bedroom showcases beautiful A-frame trusses beneath a vaulted ceiling. There is plentiful space for a double bed and further space for a selection of furniture. Finished with fitted carpet and a dormer style window to the front that has open views towards St. Mary's school.

Rear Garden

Enjoying the sun with a southerly aspect, the garden has been beautifully presented with a shaped lawn that has a wood chip path leading to the rear with a large storage shed. There is a decked area with pergola over to accommodate a table and chairs for dining in the warmer months. Completely enclosed with fenced and tree-planted borders to the sides and a stone wall to the rear.

Note

To the front of the home is a single yellow line with the ability to park off-peak after 6pm and before 8am. There is also further street parking available within a reasonable distance of the home. The property has a historic Right of Way over the neighbour's rear garden.

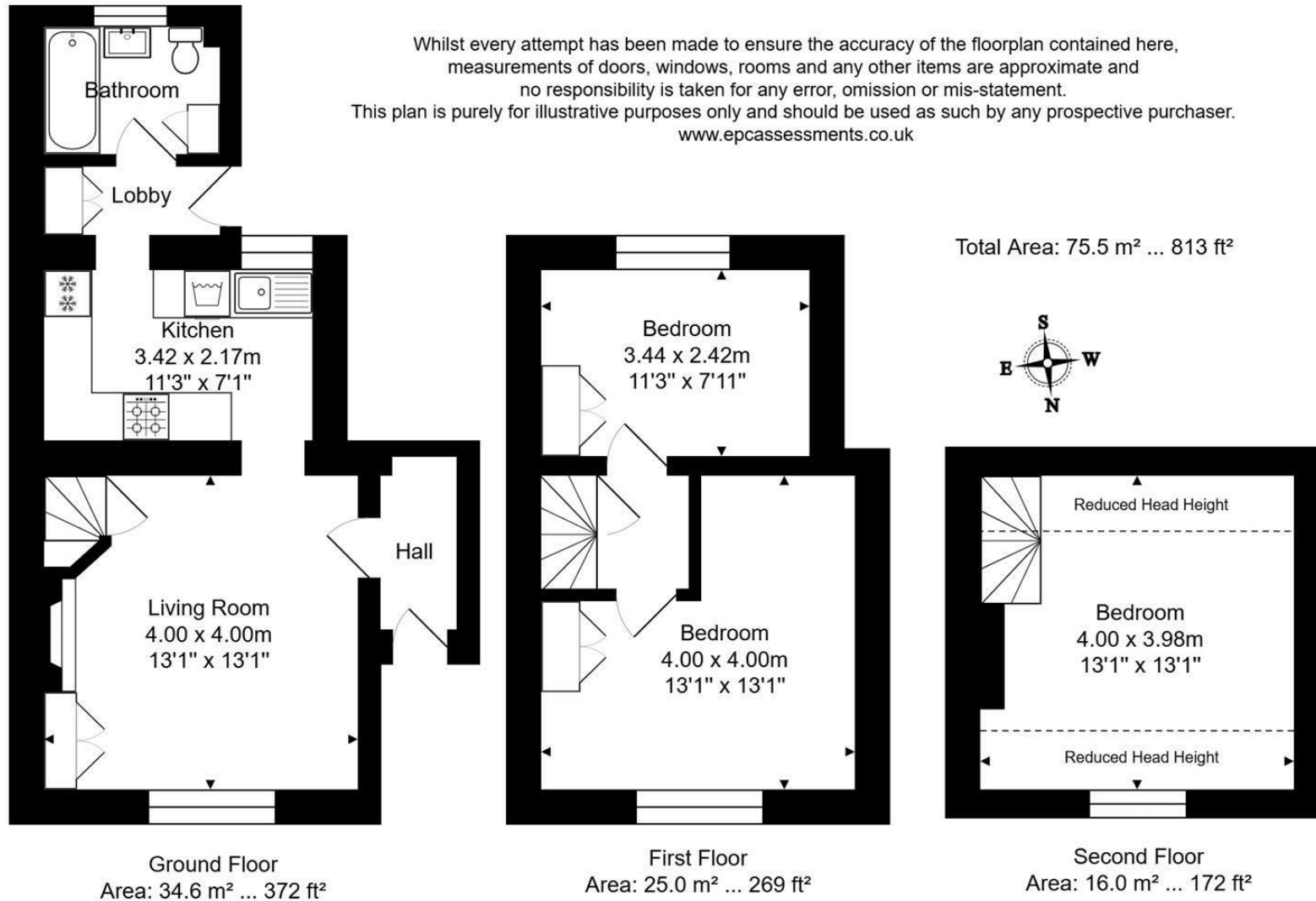
Services

All mains services.
Council Tax Band B.





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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.