



Shelburne Road, Calne
£285,000



A charming two-bedroom period cottage placed in a popular location on the south side of Calne. Just a short walk from the centre and countryside walks. The property is well presented throughout and is full of character features. On the ground floor, the home offers an entrance porch, a living-dining room with a feature fireplace, a dining kitchen with granite worktops, and a shower room. Beneath the ground floor is a cellar fitted with power, light, and heating. On the first floor, a master bedroom, bedroom two, and a white suite family bathroom. There is also an attic room. Externally the home has a front garden and a southerly exposed, beautifully landscaped, cottage-like rear garden. The home is double-glazed and has gas central heating.



ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South is the market town of Devizes.

LOCATION

Between Shelburne Road and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

THE HOME

Outlined as follows:

ENTRANCE PORCH

Upon entering the home via the decorative glass panel front door, you come to an entrance porch, where a door opens into the living dining room. Laid with wood flooring.

LIVING DINING ROOM

22'9 x 12'10 max (6.93m x 3.91m max)

Leading on from the entrance porch you come to a fantastically sized, beautifully presented, open plan living dining room, which has been arranged to allow two natural areas for lounging and entertaining. finished with wood floors and beams. Outlined in more detail as follows:

LIVING AREA

This section of the room enjoys views out over the front of the home with bespoke-made units offering storage. Space allows for multiple sofas and display furniture. A wooden door leads to the cellar.

DINING AREA

A fantastic space with a wonderful feature fireplace with exposed brick and oak beam mantel. The dining section of

the room allows for a generous dining room table, dresser and further display furniture. The room also features bespoke made units with decorative lighting above, making the room feel warm and welcoming.

Balustrade stairs rise to the first floor accommodation and a door leads through to the dining kitchen.

DINING KITCHEN

13'x 11' max (3.96mx 3.35m max)

Placed at the back of the home, with French doors opening out to the rear garden is the Dining Kitchen. This room benefits from a roof lantern, filling the space with an abundance of natural light. The dining section of the room can accommodate a dining room table and chairs or display furniture and a breakfast table. The kitchen is fitted with a range of wall and base cabinets with granite worktops over. Space and plumbing allow for a washing machine and fridge freezer. Integrated into the kitchen is a mid-height double oven and induction hob with an extractor over. Inset to the worktops is a sink and a half. Tiled finishes and spotlighting. A door opens to the shower room.

SHOWER ROOM

Complementing the ground floor accommodation of the home is a white suite shower room, consisting of a shower cubicle, water closet and a wall hung wash basin. A window opens out over the rear garden of the home. Here is where the boiler is housed also. Tiled finishes.

CELLAR

17'9 x 10'8 max (5.41m x 3.25m max)

A great space that could be utilized to suit a prospective buyer's needs. A great hobby space or home office as the room is fitted with light, and power and has a radiator. With the head height being 5'11.

FIRST FLOOR LANDING

Balustrade stairs rise from the living-dining room to a landing, and from here doors open to the master bedroom, bedroom two, family bathroom, and two storage cupboards.

BEDROOM TWO

12'03 x 6'04 (3.73m x 1.93m)

A generous single bedroom that allows space for further storage furniture or a desk. The room benefits from a built-in wardrobe and a window looks out over the rear garden of the home. A ladder is fitted to access the attic room.

ATTIC ROOM

11' x 9'10 max (3.35m x 3.00m max)

Offering extra storage space or potential for a home office is an attic home. There is eave storage and a Velux style window. Fitted with carpet.

MASTER BEDROOM

12'10 x 10'1 max (3.91m x 3.07m max)

With a window looking out over the front of the home, is the master bedroom. Space allows for a double bed, bedside tables, and further bedroom furniture. A door opens to a storage cupboard. Fitted with carpet.

FAMILY BATHROOM

A spacious, white suite bathroom, consisting of a panel-enclosed bath with shower over, pedestal wash basin and a water closet. Ample space allows for display or storage furniture. A window enjoys a view out over the rear garden of the home. Tiled finishes and spotlighting.

EXTERNAL

Outlined as follows:

FRONT GARDEN

The front garden is fully enclosed by a picket fence and has been designed with ease of maintenance in mind. The garden is laid to gravel, creating an ideal area for pot planting.

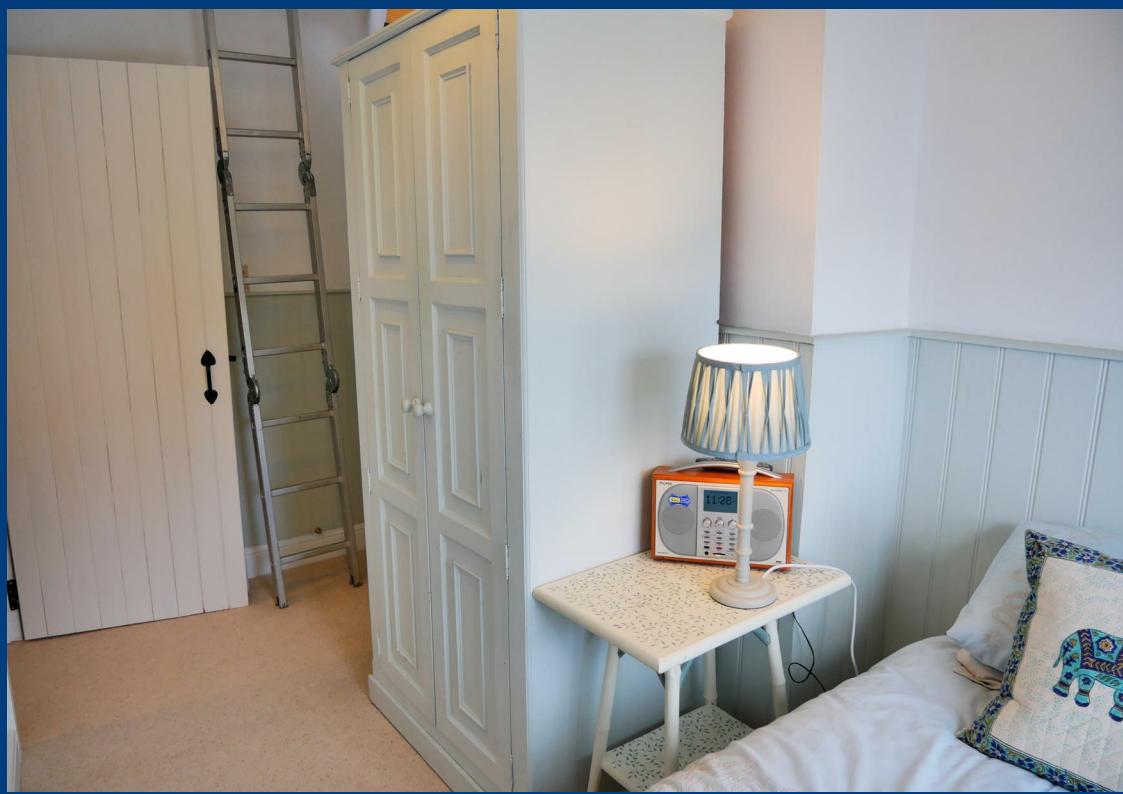
REAR GARDEN

The rear garden is fully enclosed and southerly exposed. The garden has a country cottage feel and has been landscaped wonderfully. Adjacent to the dining kitchen is an area laid to patio, creating an ideal place for lounging and dining. The middle section of the garden is laid to lawn with an array of flowering plants and mature shrubs to the borders. The bottom section of the garden is laid to shingle with a nature pond, ornamental tree, and planting. A gate allows rear access and bin storage.

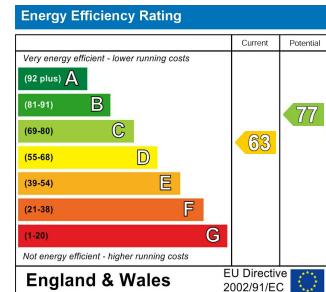
N.B

This property benefits from having a right of way through adjacent neighboring properties.

COUNCIL TAX BAND - B







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

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