



**London Road, Calne**  
**£230,000**



A home that enjoys a landscaped southerly garden and rooms of a very generous size. The ground floor gives you a living room, hall, store/study area and a fitted dining kitchen with direct access onto the garden. The first floor offers you a wet room, separate water closet and two large double bedrooms with high ceilings (one of the bedrooms could be divided into two). There is a front patio garden plus the rear southerly garden has been extensively landscaped. The home is double glazed and has gas central heating. Both the facilities of the town centre and country walks are within strolling distance plus the home is placed on the edge of the 'Heritage Quarter'.



## LOCATION

The home is placed on the edge of an area classed as a Heritage Quarter as it is steeped in History. 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. Close by is Castlefields Park and Wenhill Lane which both offer countryside walks. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. The facilities of the town are a short walk away.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, 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 No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages/towns in-between.

## ENTRANCE HALL

Stairs rise to the first floor. Doors give access to the dining kitchen, living room and to the store/study area.

## STORE/STUDY AREA

**5'9 x 5'7 plus 6'4 x 2'6 (1.75m x 1.70m plus 1.93m x 0.76m)**

This area gives multiple options. Extending under the stairs it offers storage plus the space for a home office area. As a utility space it can accommodate a freezer for example.

## LIVING ROOM

**13'4 x 11'9 (4.06m x 3.58m)**

A window offers a view out over the southerly landscaped garden. There is room for a number of sofas and extra furniture to complement.

## DINING KITCHEN

**15'6 x 9'9 (4.72m x 2.97m)**

A dual aspect room with a window that views out over the front and a further window looks out over the rear garden. A glazed French door opens onto the rear garden and expands the living space in fine weather. The room is organised to offer a space for

a dining table and chairs.

There is a selection of fitted wall and floor cabinets with work surfaces. These include glass fronted display and there are tile finishes. Space has been allowed for a washing machine, fridge and a dryer or freezer. Inset is an oven, hob and a hood over.

## FIRST FLOOR LANDING

Doors give access to the bedrooms, wet room and to the separate water closet. There is a window to the front.

## BEDROOM ONE

**13'7 x 11'9 with 9'9 ceiling height (4.14m x 3.58m with 2.97m ceiling height)**

Impressive in size this bedroom has a high ceiling and two windows looking out over the rear garden and Church beyond. There is room for a super king size bed and extra items of large bedroom furniture. Having two windows means that it offers the future possibility of creating two bedrooms and making it a three bedroom home.

## BEDROOM TWO

**13' x 9'8 with a 9'9 ceiling height (3.96m x 2.95m with a 2.97m ceiling height)**

Another generous bedroom with space for a super king size bed and extra bedroom furniture. There is a high ceiling and a window views out over the rear garden and Church beyond.

## WET ROOM

**5'7 x 5' (1.70m x 1.52m)**

Window to the front. Tiling to the floor and to the walls. Pedestal wash basin. Shower screen and a 'Triton' shower.

## SEPARATE WATER CLOSET

**4'6 x 2'8 (1.37m x 0.81m)**

Window and wall tiling. Water closet.

## EXTERIOR

Outlined in a little more detail as follows;

## FRONT GARDEN

Wall boundary to the front and stairs rise to the front entrance door and enclosed front patio garden. There is a lawn and well stocked flower beds.

## FRONT PATIO GARDEN

In front of the home is an ornamental wall enclosed patio. It offers a view down over the road below and is a good place for seating, plant pot display and taking in the panorama.

## REAR LANDSCAPED SOUTHERLY GARDEN

The garden is carefully designed and landscaped to offer areas of different character. Adjacent to the house is a patio area that offers room for outside furniture. There are shaped lawns and well stocked flower beds with mature shrubs and planting. There is a storage shed with windows at the end of the garden and a rear access gate.



