



**London Road, Calne**  
**Offers In Excess Of £180,000**



**NO CHAIN & VACANT POSSESSION!** The home would make a great First time buy or Buy to let. Placed south of Calne, close to countryside walks, amenities and schools, is this quaint cottage. Internally on the ground floor the home offers an entrance lobby, living room with stone chimney breast, kitchen and a bathroom. Beneath the living room is a 11' x 8' cellar fitted with heating, power and light. To the first floor there is a spacious master bedroom with storage and beautiful cast iron feature fireplace. There is also an attic room with Dormer window and storage. Externally there is a easy maintenance courtyard garden with rear access. Gas central heating and double glazing.



## ACCESS & AREAS CLOSE BY

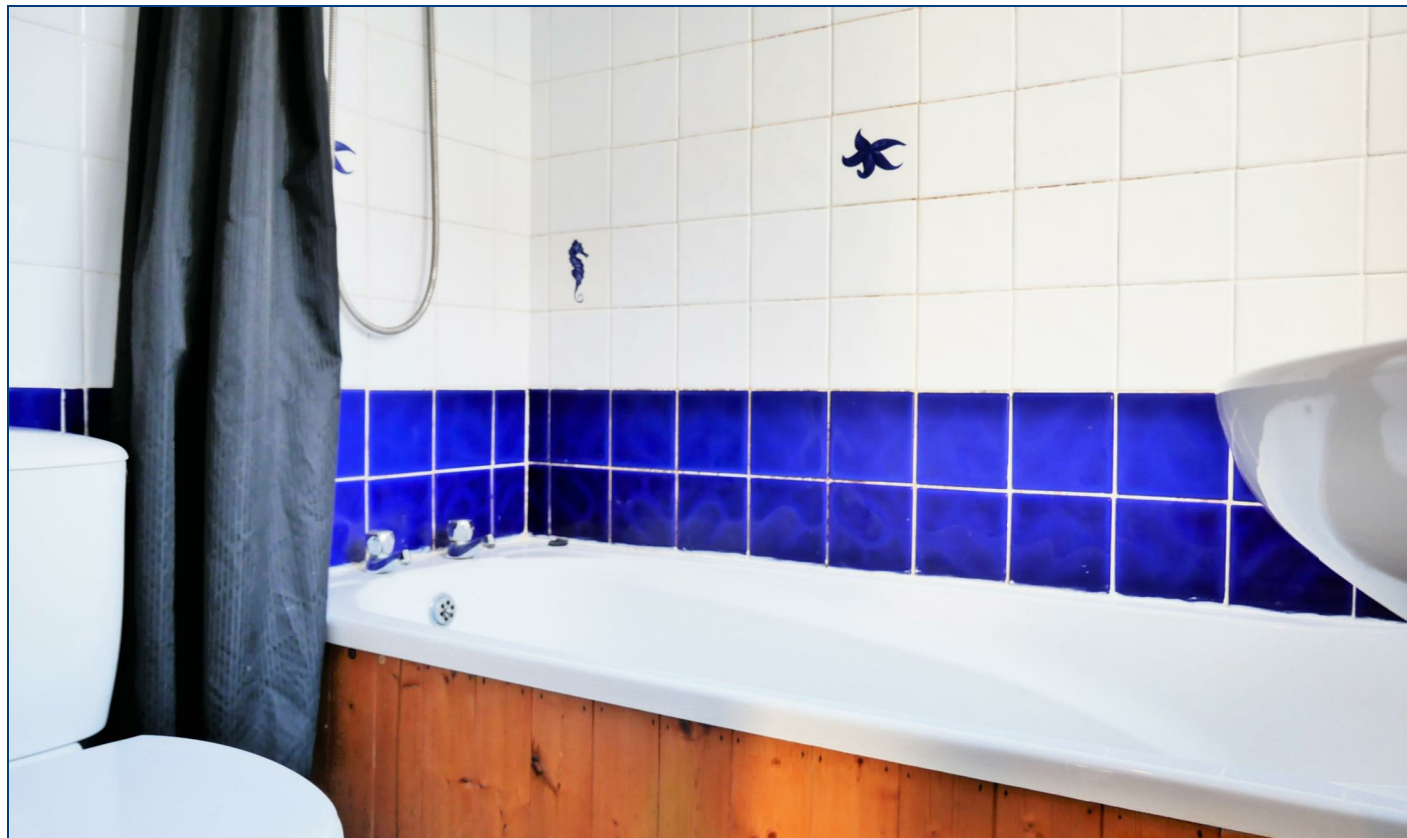
The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound.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

## LOCATION

Between this Period Home 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 LOBBY

**3'7 x 3'1 (1.09m x 0.94m)**

Upon entering the home, you come to an entrance lobby where a wooden door leads to the living room. Space allows for hanging of outdoor wear.

## LIVING ROOM

**14'3 x 12'2 (4.34m x 3.71m)**

With a window looking out over the front of the home, filling the room with natural light, is the living room. A door opens to storage beneath the stairs and a trap door opens to ship ladder style stairs which lead down to the cellar. Space allows for multiple sofas and display furniture around a beautiful stone chimney. An opening leads to the inner lobby.

## INNER HALL

From here, balustrade stairs rise to the first floor. A door open to the bathroom and a further glass paneled door opens out to the rear garden and an opening to the kitchen. Finished with laminate flooring.

## KITCHEN

**7'3 x 5'3 (2.21m x 1.60m)**

With a window looking out over the rear garden is the kitchen. Fitted with a range of wall and base cabinets with integrated electric oven and electric hob over. Inset to the work surfaces is a stainless steel sink with drainer. Space and plumbing allow for a washing machine and under counter fridge. Tile finishes.

## BATHROOM

**5'10 x 4'8 (1.78m x 1.42m)**

The bathroom consists of a pedestal wash basin, water closet and a wooden paneled enclosed bath with power shower over. A window with privacy glass opens out over the rear garden of the home. Tiled finishes and chrome heated towel rail.

## FIRST FLOOR LANDING

From here, a door opens to the master bedroom and a further door opens to stairs which rise to an attic room.

## MASTER BEDROOM

**12'4 x 10'2 (3.76m x 3.10m)**

A generous sized room, with a cast iron feature fireplace and a window that opens out over the front of the home. Space allows for a double bed and further bedroom furniture. A door opens to hanging space beneath the stairs.

## ATTIC ROOM

**14' x 9'9 (4.27m x 2.97m)**

Also, fitted with storage and hanging space is a attic room. A Dorma style window looks out over the rear of the home, filling the room with natural light.

## CELLAR

**11' x 8'7 (3.35m x 2.62m)**

Access via ship ladder steps from the living room, is the cellar. The cellar benefits from having a radiator and light. There are also stone steps which lead up to the storage cupboard in the living room, this access point has been blocked off. Tiled flooring.

## EXTERNAL

Outlined as follows:

## COURTYARD GARDEN

Leading out from the inner lobby is a courtyard garden. Laid to patio allowing space for a bistro table. A gate allows rear access to a lane behind.

## COUNCIL TAX BAND - A

