



**The Green, Calne**  
**£450,000**



Placed on the Historic Green in the Old Heritage Quarter of Calne is this period home offered with vacant possession & NO CHAIN.

The home enjoys views over The Green, a large garden, parking and a garage. The ground floor has a living room that opens onto a dining room with flagstone flooring. A dining kitchen has access to the garden and there is a utility cloakroom.

The first floor has a master bedroom with large dressing room, a guest bedroom, and a four piece bathroom. From the landing, stairs rise to a large attic room.

The garden is an impressive size and has a large pond at one end. The property is filled with original features- exposed beams, fireplaces, stripped wood doors and exposed stone walls to name a few.



## THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and the large Merchants Green surrounded by impressive period homes which the home is nestled in. 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.

## ACCESS & AREAS CLOSE BY

The home is placed just 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.

## THE HOME

Outlined in a little more detail as follows;

### LIVING ROOM

**15'6" x 11'3" plus 4'4" x 3'9" (4.72 x 3.43 plus 1.32 x 1.14)**

A window offers a lovely view out over The Green. There is a stone fireplace with open fire and a recess for a coal scuttle and a stone recess display to one side of the fireplace. Two large recesses offer book and display shelving. There is a further exposed stone recess to one corner for display. There is room for a number of sofas and further items of furniture. There is a picture window to the dining kitchen and a wide opening to the dining room. Wall lights and exposed beams.

### DINING ROOM

**14'6" x 10'6" (4.42 x 3.20)**

This room also has a window that offers a view out over The Green. There is a flagstone floor and the focal point of fireplace with stone hearth and timber mantle. A balustrade staircase rises to the first floor.

There is room for a generous dining table, chairs and extra furnishing. Alternatively this room offers an extra lounging area. Access to the rear lobby

### REAR LOBBY

**7'4" x 3'6" (2.24 x 1.07)**

There is an opening to the dining kitchen, a door to the cloakroom utility and a stable door to the rear garden.

### CLOAKROOM UTILITY

**6'9" x 6'6" (2.06 x 1.98)**

Water closet, display shelf and a large fitted mirror. Plumbing for a washing machine.

### DINING KITCHEN

**14'4" x 10'6" (4.37 x 3.20)**

A window offers a lovely view down the rear garden. Glazed French doors open out onto the side patio-expanding the living space in fine weather. There is room for a large dining table and chairs. A picture window looks into the living room.

There is a selection of fitted wall and floor cabinets with timber work surfaces. Inset double oven and electric hob. Built fridge and freezer. Space for a dishwasher. Tile floor and tile finishes.

### FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Stairs rise up to the attic room.

### MASTER BEDROOM

**15'0" x 10'9" (4.57 x 3.28)**

Excellent in size the master bedroom offers a view out over The Green. A wide opening gives access to the master dressing room. There is space for a super king-size bed and further items of furniture to complement. There is a recessed built-in wardrobe to one corner and the focal point of a fireplace.

### MASTER DRESSING ROOM

**10'7" x 7'9" plus wardrobes (3.23 x 2.36 plus wardrobes)**

A window gives a view down the rear garden and there is a skylight window also the adds extra light. To one side is a row of built-in wardrobes and on the opposing side are chest of drawers. Timber panelling

## BEDROOM TWO

**11'1" x 9'6" (3.38 x 2.90)**

This bedroom can happily accommodate a double bed and further furniture. It also has the focal point of fireplace. A window again offers a view out over The Green. There is a built-in cabinet and a recess with shelving.

## FOUR PIECE BATHROOM

**8'7" x 7'1" (2.62 x 2.16)**

The bathroom offers bespoke fittings. Timber panel enclosed bath with mixer taps and a water closet with concealed cistern set into a cabinet with display top. Vanity cabinet with stone wash bowl over the feature of taps set into the wall. Tile finishes. There is a shower cubicle to one corner

## ATTIC ROOM

**25'0" x 15'1" floor space (7.62 x 4.60 floor space)**

Excellent in size, the attic room has exposed beams and joists. Two skylight windows offer views over The Green and over rooftops. Exposed brickwork and stonework

## FRONT LAWN

In front of the home is a flat lawn area.

## PARKING

Across the front of the home is the ability to park two vehicles.

## ATTACHED GARAGE

**17'0" x 8'4" (5.18 x 2.54)**

The garage offers vehicle access via up and over door to the front. A door gives access to the garden and there is an arched window. Gas central heating boiler.

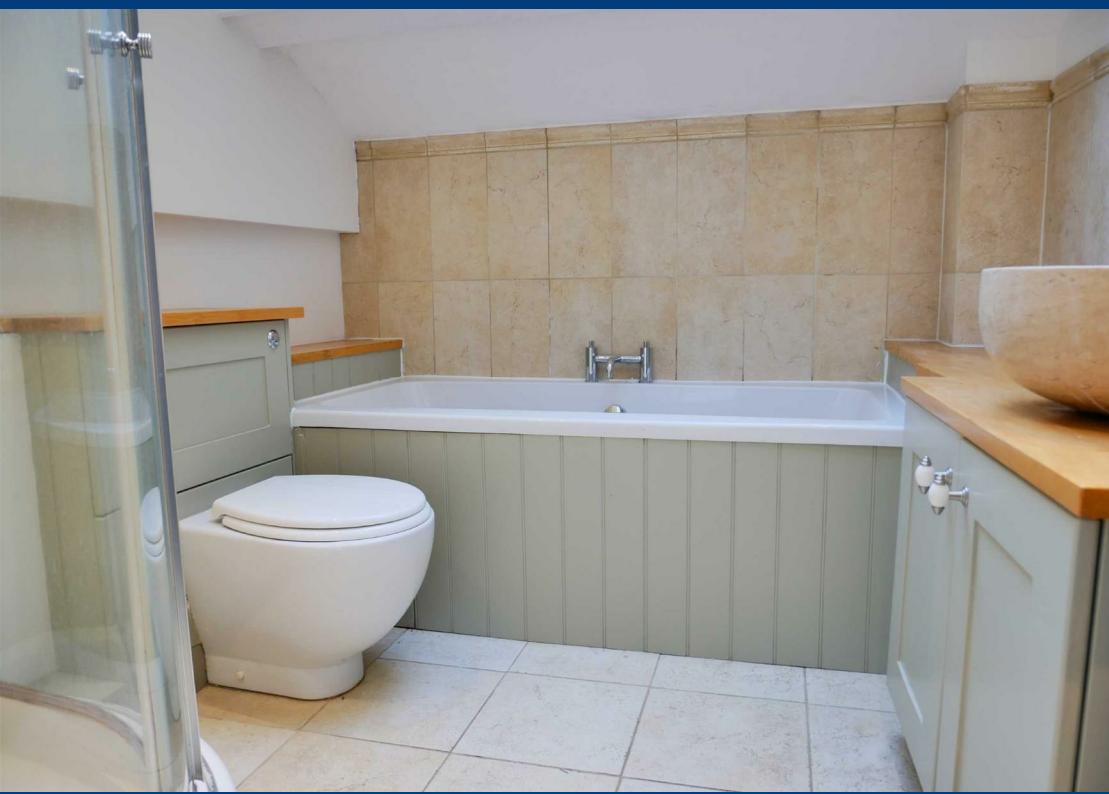
## REAR GARDEN

Adjacent to the home is a patio area suitable for outside furniture. Steps lead up to the main garden that has a large lawn with a number of flowerbeds and mature trees. Log store.

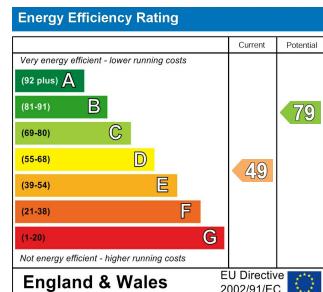
The rear section of the garden has a large pond and a section of garden is ideal as a retreat.

## NOTE

Council Tax Band - D







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

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