



White Hart Mews, Calne
£299,950



£15,000 HOME SHOW PRICE REDUCTION! LAST PLOT REMAINING!

The home offers approximately 1,733 sq ft (161 sq m) of character-filled accommodation and comes with the benefit of a 10-year new home warranty. A large vaulted basement (6.02m x 3.89m / 19'9" x 12'9") and a wonderful open-plan living space form part of this very impressive period conversion.

Inside, the home features three double bedrooms, each with its own en-suite, and the generous vaulted basement offers flexibility to serve as a fourth bedroom if required. The open-plan living space includes a high-quality fitted kitchen, fireplace, stripped wood flooring, and soaring ceilings, adding to the charm and character of this unique home. Set within an exclusive development with the bonus of parking.



HERITAGE QUARTER LOCATION

The area surrounding this Grade II* Listed development has been recently 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.

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.

HIGH ARCHED ENTRANCE

Entering from the east side and parking area is the very impressive High Arched Entrance. Around 10ft 6" (3.2m) in height and again opening out onto the Period Courtyard.

PARKING

The home has allocated parking for one vehicle.

BLACK GATE ENTRANCE

21' x 7'9 approx (6.40m x 2.36m approx)

One of two entrances to the development. Around 10ft (3.05m) in height and entering from The Green it opens out onto the Period Courtyard.

PERIOD COURTYARD

40' x 30' approx (12.19m x 9.14m approx)

The residents of White Hart Mews all have access to this impressive courtyard. A perfect space for interacting with fellow residents, entertaining or just relaxing. The home has direct access to the courtyard.

THE HOME

Entered from the period courtyard the home is outlined in a little more detail as follows;

GROUND FLOOR LOBBY

Stairs lead to the first floor landing and down to the vaulted basement. Door to the living space.

LIVING SPACE

18'3 x 17'4 (5.56m x 5.28m)

A dual aspect room with high ceilings, stripped wood floor, sash windows, feature fireplace and beams. Placed to one side is an open plan kitchen making ideal for modern living and there is a period cupboard to one corner. There are views toward The Green and Church Street.

KITCHEN AREA

8' x 7'9 (2.44m x 2.36m)

Placed to one corner is a quality fitted kitchen. To one side of the room is a selection of fitted wall and floor cabinets with work surfaces. Inset one and half sink and drainer. Integrated induction hob, electric oven, stainless steel cooker, guard and hood over. Integrated fridge and freezer. Integrated dishwasher. Plumbing and space for a washing machine.

VAULTED BASEMENT/BEDROOM

19'9 x 12'9 (6.02m x 3.89m)

A vaulted room with two windows and wall lights. Placed in the basement it offers use as extra living space or as a further bedroom. There are wall light points and a further recessed vault.

RECESSED VAULT

6'9 x 5'10 (2.06m x 1.78m)

This vault area has a restricted head height but could make a study area or a position for a bed.

FIRST FLOOR LANDING

Doors give access to the first floor bedrooms and stairway to the top floor master bedroom.

BEDROOM TWO

14'3 x 9'7 (4.34m x 2.92m)

There is the focal point of a fireplace. Sash window and feature beam. Access to the en-suite. There is space for a double bed and further furniture.

EN-SUITE

Corner shower cubicle, wash basin and a water closet.

BEDROOM THREE

11'10 x 8'3 (3.61m x 2.51m)

Sash window and access to the en-suite. There is a view of The Green and Church Street.

EN-SUITE

Corner shower cubicle, water closet and a wash basin.

MASTER BEDROOM

17'6 x 11'9 (5.33m x 3.58m)

A window offers views over The Green and beyond. There is the focal point of a free standing 'Claw Foot' bath. Exposed beams and an access to the en-suite cloakroom.


EN-SUITE

Water closet and a wash basin.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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