



Horsebrook, Calne
£275,000



A riverside home with a history that dates back to the 1600's. Placed in the Heritage Quarter it offers around 2,345 sq ft (217.9 msq) of accommodation arranged to give two separate living properties at present (could be returned to one complete dwelling). On the ground floor of the larger home features high ceilings, an expansive living room, very large living dining kitchen, entrance hall, guest shower/cloakroom, study/guest bedroom and a utility store. The first floor gives you two double bedrooms, a landing and a bathroom to complement. The smaller home has a ground floor entrance hall with access to the first floor accommodation. Here you will find a spacious hall, shower room, a large living dining kitchen and a double bedroom. There are two gas central heating systems and separate billing.



HERITAGE QUARTER LOCATION

The home is in the 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. 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 home is on the door step of the Horsebrook Nature Trail. Calne town centre facilities are a short walk away as is Calne Recreation ground with tennis courts and the local Bowls Club.

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 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.

THREE BEDROOM HOME

Arranged as follows;

GROUND FLOOR HALL

Stairs rise to the first floor. Door to the guest cloakroom/shower room and to the living room.

GROUND FLOOR SHOWER/CLOAKROOM

8'6 x 7'6 (2.59m x 2.29m)

Water closet, pedestal wash basin and shower cubicle. Doors to the ground floor hall and to the bedroom three/study.

BEDROOM THREE/STUDY

11'1 x 10'2 (3.38m x 3.10m)

Viewing out over the rear garden and placed off the living room. Access to the guest shower room. The room has a high ceiling and is ideal as a guest bedroom or an office. There are two windows with one being a feature semi circular.

LIVING ROOM

25'51 x 15'5 (7.62m x 4.70m)

An expansive room with high ceiling and a dual aspect. French doors open to the rear garden. There are two arched windows and a feature quarter circle window. A log burning stove is placed to one side of the room. Double doors lead to the dining room. The room can happily accommodate large items of furniture.

DINING KITCHEN

21'4 x 16'8 (6.50m x 5.08m)

Another large living space ideal for entertaining dinner guests. The room has a high ceiling and a dual aspect. Feature of an arched window. Again there is room for large items of furniture- dining table, chairs and sofas for example.

To one side of the room is a selection of fitted wall and floor cabinets with work surfaces. Inset electric oven, gas hob and a stainless steel hood. Inset sink and drainer. Plumbing for a washing machine. Space for further machinery. Inset sink and drainer.

UTILITY/STORE ROOM

8'6 x 6'3 (2.59m x 1.91m)

A sizeable store and a good complement to the dining kitchen.

FIRST FLOOR LANDING

Doors lead to the first floor bedrooms and to the bathroom.

BEDROOM ONE

17'11 x 10'5 (5.46m x 3.18m)

This room has space for a large double bed and further furniture. Windows look out over the rear garden and the river beyond.

BEDROOM TWO

11'7 x 9'11 (3.53m x 3.02m)

This bedroom is also a double in size and has a window looking out over the front. There is room for a large double bed and further furniture.

BATHROOM

7'9 x 7'6 (2.36m x 2.29m)

The suite offers a panel enclosed bath, water closet and wash basin. Arched window with privacy glass. Gas central heating boiler.

ONE BEDROOM HOME

Arranged as follows;

GROUND FLOOR ENTRANCE LOBBY

19' x 7'10 (5.79m x 2.39m)

Deep lobby with stairs to the first floor. Space for furniture.

FIRST FLOOR LANDING

Window to the side. Door to the inner hall.

FIRST FLOOR INNER LANDING

14'9 x 4'6 (4.50m x 1.37m)

Access to the living space and the shower room. Space for furniture.

SHOWER ROOM

7'10 x 4'9 (2.39m x 1.45m)

Shower cubicle, water closet and a wash basin.

LIVING DINING KITCHEN

21'8 x 18'4 (6.60m x 5.59m)

The room is a generous size with natural culinary, lounging and dining areas. A window looks out over the rear garden and river beyond. There is access to the bedroom.

To one side of the room are fitted wall and floor cabinets. space has been allowed for a cooker, fridge, freezer and a washing machine. Gas central heating boiler.

BEDROOM

10'5 x 10' (3.18m x 3.05m)

A window looks out over the front. There is room for a double bed a further furniture.

REAR GARDEN

The home enjoys a riverside garden. Organised to offer a large patio area for outside dining and entertaining.

EPC's

The property has two EPC's.

Larger Home- Current 59 D

Potential 86 B

Smaller Home- Current 55 D

Potential 74 C

COUNCIL TAX BANDS

LARGER HOME- TAX BAND C

SMALLER HOME- TAX BAND A







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

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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.