



**London Road, Calne**  
**£250,000**



# London Road, Calne

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## LOCATION

The home offers a gentle walk to the local leisure centre, primary school, secondary school, local hostelry and there is the bonus of an Asda Express on the doorstep. Close by are country walks and parkland. The home is placed on the edge of Calne and close to Quemford. Between the Home and Calne centre is an area steeped in History and 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 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.

## LOCAL AREA

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## ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. 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. Southerly routes take in Devizes, Salisbury and the coast beyond.

## ENTRANCE HALL

Doors give access to the living space, guest cloakroom and there is a store cupboard. Stairs rise to the first floor and there is room for display furniture.

## GUEST CLOAKROOM

**5'9 x 2'9 (1.75m x 0.84m)**

Water closet and a wash basin.

## LIVING SPACE

**20'2 x 17'1 (6.15m x 5.21m)**

The living space has a dual aspect and is arranged to offer natural living and dining areas. Arranged to be open plan to the quality kitchen as follows;

## LIVING DINING AREA

French doors open out onto the rear garden and expand the living space in fine weather. There is room for a number of sofas, a generous dining table, chairs and further items of furniture. Under stair cupboard and a further window looks out onto the rear garden.

## FITTED KITCHEN AREA

Open to the living space making it perfect for interaction. There will be a selection of fitted cabinets with solid oak work surfaces by 'Howdens'. Integrated will be an electric oven, induction hob and extractor. Also integrated are a washing machine, dish washer and a fridge freezer. A window looks out to the front and there are tile finishes.

## FIRST FLOOR LANDING

Doors give access to the bedrooms and the four piece bathroom. Access to the loft and a window views out over the rear garden.

## BEDROOM ONE

**13'3 x 10'2 (4.04m x 3.10m)**

A window offers a view out over the rear enclosed garden. There is room for a large double bed and further items of bedroom furniture to support.

## BEDROOM TWO

**13'3 x 10'2 (4.04m x 3.10m)**

Another generous bedroom. Again there is room for a large double bed and extra furniture to support. A window looks out over the front.

## FOUR PIECE BATHROOM

**9'6 x 6'9 (2.90m x 2.06m)**

There is a window with privacy glass, tile finishes, towel rail radiator and an extractor fan.

The suite has a walk in double shower, panel enclosed bath, wall hung water closet and a wash basin with vanity cabinet.

## SOUTHERLY GARDEN

Organised with ease of maintenance, relaxation and entertaining in mind. Laid to patio and enclosed.

## ALLOCATED PARKING

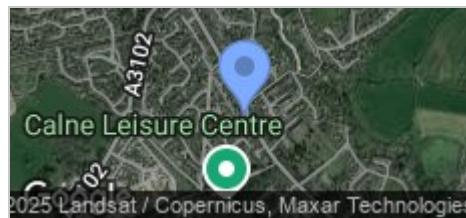
The home has an allocated parking space for one vehicle.



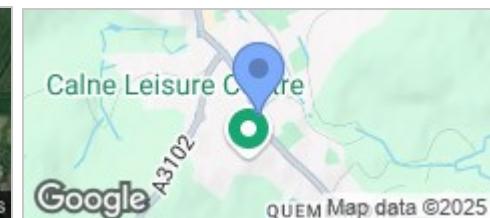
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### PLOT ONE & TWO

2 BEDROOM SEMI-DETACHED HOUSES  
1 PARKING SPACE

#### GROUND FLOOR

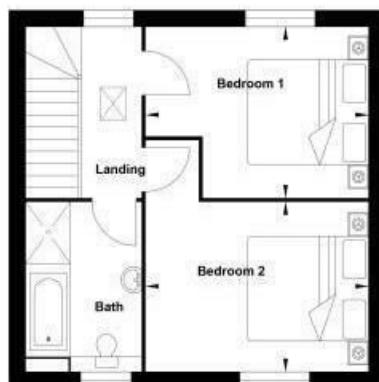
LIVING/DINING/KITCHEN  
6.21m x 5.21m  
20'7" x 17'1"



#### FIRST FLOOR

BEDROOM 1  
4.04m x 3.12m  
13'3" x 10'2"

BEDROOM 2  
4.04m x 3.10m  
13'3" x 10'2"



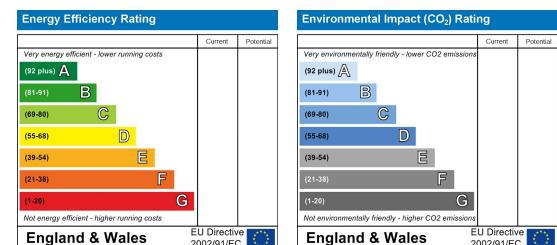
TOTAL FLOOR AREA: 102 Sq M / 1098 Sq Ft

## Viewing

Please contact our Calne Office

on 01249 821110 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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