



**London Road, Calne**  
**£200,000**



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**BUTFIELD BREACH HOME SHOW LAUNCH!** This delightful Victorian cottage is full of period charm, presented in excellent condition throughout and is located close to both idyllic countryside walks and to the town centre facilities. The home offers a good size living/dining room, newly fitted bespoke kitchen with appliances, first floor double bedroom and bathroom plus a spacious attic room that offers flexible uses. There is the benefit of a south-facing courtyard garden, with gated rear access and a useable cellar with heating, power and light.

Triple glazing throughout and gas central heating. Offered for sale with no chain!



## CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

## LOCATION

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.

## ENTRANCE PORCH

Entering through the double glazed front door, the porch offers space for outdoor attire. The electric meter and fuseboard is located here. Ceramic tiled flooring. Door to living room.

## LIVING DINING ROOM

13'10 x 12'01

The living room has the focal point of a wood burning stove set within a brick fireplace with timber mantel. There is ample space in the room for sofas and other furniture. The room can also accommodate a dining table and chairs if required. There is a storage cupboard in the corner of the room and wood flooring with a dark stain varnish. Wood panelling to one wall. Triple glazed window faces to the front of the home.

## KITCHEN

14'01 max x 10'03 max (narrows to 6'05 x 7'03)

With the feature of electric underfloor heating, the newly fitted bespoke kitchen is designed within an L-shaped room and offers sage green painted wood base and wall cupboards with solid oak work surfaces. Integrated is a gas hob and electric fan oven with extractor hood, slimline dishwasher, washing machine and fridge freezer. The combi boiler is situated here in a tall storage cupboard. A Belfast sink is situated beneath a window that faces the courtyard garden. Tiled flooring. Stairs rise to the

first floor, with built-in storage area beneath. Solid oak trap door to access cellar.

A double glazed door opens to to the courtyard garden.

## CELLAR

11'08 x 10'06

Through a trap door from the kitchen, stairs lead down to a useful cellar room. The gas meter is located here. Shelving to one side, tiled flooring, radiator, power sockets and light. Exposed ceiling beam.

## FIRST FLOOR

Newly carpeted stairs. A useful deep storage cupboard is located part-way up the staircase.

## BEDROOM

10 x 7'04

The bedroom has a triple glazed window facing to the front of the property. The room has space for a double bed and bedside tables. There is a built in wardrobe with hanging rail and shelving plus two further deep storage cupboards. Exposed ceiling beam. Newly carpeted.

## BATHROOM

8'01 x 4'06

Sliding door to the bathroom which comprises a pedestal water closet, wash basin and a wood panelled corner bath with shower over. Storage cupboard with shelving. Tiling to the walls and vinyl tile-effect flooring. A window faces the rear courtyard. Towel radiator. Exposed ceiling beam.

## ATTIC ROOM

12'02 max x 10'02

Newly carpeted stairs lead up to this delightful attic room with head height to 6'8 (2.03m), suitable for a variety of uses. There is a wardrobe with hanging rail and shelving, plus further open shelving to the side. Dormer window facing the rear. Exposed A frame beams.

## COURTYARD GARDEN

From the kitchen, a door leads out to the courtyard garden, which is fully enclosed, quiet and enjoys a southerly aspect. The courtyard is fully paved and there is space for outside dining and relaxation and pot plant display. An iron gate gives access to the lane behind the property. A historic right of way for the neighbouring property has been fenced off, providing separate access without the need to enter each other's garden.

## COUNCIL TAX

Council tax band A



