

Broken Cross, Calne

£308,500

Butfield Breach

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The cottage is one of two recently built cottages placed in The Pippin area of Calne. The home is finished with a quality fitted dining kitchen (with appliances) that opens out onto a southerly enclosed rear garden. Features include double glazing, an air source heat pump, and pocket doors that maximize living space. This latter feature allows the living room to connect to the dining kitchen and offers a wonderful open-plan experience, The ground floor also has an entrance hall, guest cloakroom, and under-floor heating. The first floor has three double bedrooms that are complemented by a bathroom and a double shower en-suite to the master bedroom.







ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historc Avebury, Silbury Hill and then onto Marlborough. The No 55 bus route connects the train stations of both Chippenham and Swindon, plus all the villages in between.

LOCATION

Placed in the heart of the town the home is on the doorstep of excellent town centre facilities. Being on the edge of the 'Heritage Quarter' means it is a gentle walk away from some of the Historical features of the town. These include the Norman Church, The River Marden, the 'Doctors Pond', quaint shops of Church Street and the Historic Merchants Green. Castlefields Park is within walking distance and beyond is countryside.

THE HOME

An outline in a little more detail is as follows;

ENTRANCE HALL

14'5" x 4'3" (4.39m x 1.30m)

Stairs rise up to the first floor. Pocket doors give access to the living room, fitted dining kitchen and to the guest cloakroom.

GUEST CLOAKROOM

5'7 x 3 (1.70m x 0.91m)

Water closet and a wash basin.

LIVING ROOM

14'3" x 11'11" (4.34m x 3.63m)

A window views out over the front. There is room for sofas and further items of furniture. Pocket doors slide open to offer a wonderful open-plan space.



DINING KITCHEN

22'" x 10'8" (6.71m x 3.25m)

French doors open out to the rear garden and expand living space in fine weather. A window looks out to the side and a further window looks out over the garden also. The kitchen is arranged to offer a natural space for a generous dining table and chairs. Fitted quality wall and floor cabinets with work surfaces. Integrated appliances will include a washing machine, dishwasher, fridge freezer, electric oven, and an induction hob.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the bathroom.

MASTER BEDROOM

13'2" x 11' (4.01m x 3.35m)

A window looks out to the side. There is room for a large double bed and extra bedroom furniture. Access to the master en-suite.

EN-SUITE

10' x 4' (3.05m x 1.22m)

The suite offers a water closet, a wash basin and a double shower. Window with privacy glass.

BEDROOM TWO

10 x 9'8 (3.05m x 2.95m)

The window looks out to the front. There is room for a double bed and further furniture.

BEDROOM THREE

9'8 x 8'10 (2.95m x 2.69m)

The remaining bedroom can accommodate a double bed and further furniture. A window looks out to the front.

FAMILY BATHROOM

10 x (3.05m x)

The suite offers a panel-enclosed bath with mixer taps and shower attachment. Water closet and a wash basin. Window with privacy glass.

EXTERNAL

REAR GARDEN

At the rear of the home is an enclosed garden with a southerly aspect. It is an ideal place for outside dining and entertaining.

PARKING

There is parking to the front and side of the home.

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