



**High Street, Calne**  
**£179,950**



A freehold period home, filled with character and perfect for first time buyers and investors. Placed in the heart of Calne, the property has flexibility of accommodation, with the option of being used as either a one or a two-bedroom home. The ground floor has a living-dining-kitchen with high ceiling, a lobby with a utility area, and access to the private courtyard. The first floor offers a landing, shower room and double bedroom or potential for a second living area. The top floor offers a double bedroom. Gas central heating.



## LOCATION

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. Close to the home is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street, a Norman Church and a walkway takes you to St Marys Courtyard which has a Bistro. Placed centrally the area offers cafes, bistros, restaurants and good shopping. A short walk down from the home takes you to Castlefields Park and the River Marden- perfect for dog walking and leading onto countryside and footpaths.

## ACCESS & AREAS CLOSE BY

The home is ideally placed in the heart of Calne.

To the east down the A4 you will pass Cherhill White Horse, Historic Avebury, onto Marlborough and the M4 eastbound. To the west is Chippenham, Roman Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

## LIVING DINING KITCHEN

**14'3 x 12'3 (4.34m x 3.73m )**

Upon entering the home you are met with high ceilings of around 10ft 5" (3.18m) and high level windows which let in plenty of natural light. Designed to offer space for a dining table or sofas

and lounge furniture. There is a selection of fitted kitchen cabinets with work surfaces/ Inset are a stainless steel bowl and drainer, electric oven and hob with hood. Space has also been allowed for a washing machine, and fridge freezer. Entrance door with leaded light effect privacy glass and another door which leads through to the rear lobby and staircase.

## REAR LOBBY

Window and door to the rear courtyard and stairs to the first floor. Exposed stone walls. Plumbing and space for a washing machine also.

## COURTYARD

Stretching across the rear of the home is the courtyard- a private space with room for outside furniture. From here there is access to an outside store perfect for additional storage.

## FIRST FLOOR LANDING

Doors to the shower room and to the living room/bedroom two. Exposed stonework. Window to the courtyard below.

## BEDROOM ONE/ SECOND RECEPTION ROOM

**12'9 x 12' (3.89m x 3.66m)**

Used in previous times as both a generous master bedroom and an additional reception space. There is room for a king sized bed and further storage furniture or alternatively, can easily accommodate a number of sofas and display furniture.

Two windows look out of the front of the home.

## SHOWER ROOM

**9'6 x 3'3 (2.90m x 0.99m)**

Shower cubicle, pedestal wash basin and a water closet. Chrome towel rail radiator. The Combi gas central heating boiler is also located here.

## TOP FLOOR LANDING

A door leads to the top floor bedroom.

## BEDROOM TWO

**13' x 11' (3.96m x 3.35m)**

A dormer window looks out over the front of the property and fills the room with natural light. There is room for a large double bed and further furniture to complement.

## COUNCIL TAX BAND B



