



Shelburne Road, Calne
£299,000



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- PERIOD COTTAGE
- SOUTHERLY EXPOSED GARDEN
- CELLAR
- TWO BATHROOMS
- ATTIC ROOM WITH POWER
- GROUND FLOOR SHOWER ROOM
- PERIOD FEATURES
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING



41, Shelburne Road

A charming two-bedroom period cottage placed in a popular location on the south side of Calne. Just a short walk from the centre and countryside walks. The property is well presented throughout and is full of original character features. On the ground floor, the home offers an entrance porch, a living-dining room with a feature fireplace, a dining kitchen with granite worktops, and a shower room. Beneath the ground floor is a cellar fitted with power, light, and heating. On the first floor, a master bedroom, bedroom two, and a white suite family bathroom. There is also an attic room which has been adapted for multiple uses. Externally the home has a front garden and a southerly exposed, landscaped rear garden. The home is double-glazed throughout and has gas central heating.

ACCESS & AREAS CLOSE BY

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. 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. South is the market town of Devizes.

LOCATION

Between Shelburne Road and Calne centre is an area steeped in History and recently 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 and a walkway takes you to St Marys Courtyard which has a Bistro. 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.

THE HOME

Outlined as follows:

ENTRANCE PORCH

Upon entering the home via the decorative glass panel front door, you come to an entrance porch, where a door opens into the living dining room. Laid with wood flooring.

LIVING DINING ROOM

22'9 x 12'10 max (6.93m x 3.91m max)

Leading on from the entrance porch you come to a fantastic-sized, beautifully presented, open plan living dining room, which has been arranged to allow two natural areas for lounging and entertaining. Finished with stripped wood flooring and ceiling beams. Outlined in more detail as follows:

LIVING AREA

This section of the room enjoys views out over the front of the home with bespoke-made units offering storage. Space allows for multiple sofas and display furniture. A wooden door leads to the cellar.

DINING AREA

A fantastic space with a wonderful feature fireplace with exposed brick and an oak beam mantel which lends itself both dining and entertaining, or an additional lounging and relaxing space. This section of the room can either allow for a generous dining room table, dresser, and further display furniture, or a further set of lounge furniture. The room also features bespoke-made units with decorative lighting above, making the room feel

warm and welcoming.

Balustrade stairs rise to the first floor accommodation, and a door leads through to the dining kitchen.

DINING KITCHEN

13'x 11' max (3.96mx 3.35m max)

Placed at the rear of the home, with French doors opening out to the garden, is the Dining Kitchen. This room benefits from a roof lantern, filling the space with an abundance of natural light. The dining section of the room can accommodate a dining room table and chairs. The kitchen is fitted with a range of wall and base cabinets with granite worktops. Space and plumbing allow for a washing machine and fridge freezer. Integrated into the kitchen is a mid-height double oven and induction hob with an extractor over. Inset into the worktops is a sink and a half. Tiled finishes and spotlighting. A door opens to the downstairs shower room.

SHOWER ROOM

7'04 x 4' (2.24m x 1.22m)

Complementing the ground floor accommodation of the home is a white suite shower room, consisting of a shower cubicle, water closet, and a wall hung wash basin. A window opens out over the rear garden of the home. A cupboard and fitted shelving to the alcoves create additional storage, and the Combi boiler is housed here also. Tiled finishes.

CELLAR

17'9 x 10'8 max (5.41m x 3.25m max)

A great space that could be utilized to suit a prospective buyer's needs. A great hobby space, storage area, or home office as the room is fitted with light, power, and has a radiator. A window looks out onto the front of the home.

FIRST FLOOR LANDING

Balustrade stairs rise from the living-dining room to a landing, and from here doors open to the master bedroom, bedroom two, family bathroom, and two spacious storage cupboards.

MASTER BEDROOM

12'10 x 10'1 max (3.91m x 3.07m max)

With a window looking out over the front of the home, is the master bedroom. Space allows for a double bed, bedside tables, and further bedroom furniture. A door opens to a storage cupboard. Fitted with carpet.

BEDROOM TWO

12'03 x 6'04 (3.73m x 1.93m)

A generous single bedroom that allows space for further storage, furniture, or a desk. The room benefits from a built-in wardrobe, a further built-in cupboard, and a window that looks out over the rear garden of the home. A loft hatch gives access to the attic room above.

ATTIC ROOM

11' x 9'10 max (3.35m x 3.00m max)

A Velux window to the rear allowing lots of natural light, in addition to multiple power outlets and lighting make this room perfect for use as a home office or simply as additional storage. The space also benefits laminate flooring.

FAMILY BATHROOM

8'08 x 6'10 (2.64m x 2.08m)

A spacious, white suite bathroom, consisting of a panel-enclosed bath, pedestal wash basin and a water closet. Ample space allows for display or storage furniture. A window opens over the rear garden. Tiled finishes and spotlighting.

EXTERNAL

Outlined as follows:

FRONT GARDEN

The front garden is fully enclosed by a picket fence and has been designed with ease of maintenance in mind. The garden is laid with white gravel, creating an ideal area for pot planting.

REAR GARDEN

The rear garden is fully enclosed and southerly exposed to enjoy the sun all year round. Adjacent to the dining kitchen is an area laid to patio, creating an ideal place for lounging and dining. The middle section of the garden has been landscaped with ease of maintenance in mind. A central pathway leads to the bottom of the garden with borders for neat planting and potted plants on either side. The bottom section of the garden is laid to shingle with a nature pond and a mature, ornamental tree. A gate allows rear access and easy bin storage.

N.B

This property benefits from having a right of way through adjacent neighbouring properties to give access to Shelburne Road.

COUNCIL TAX BAND - B







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

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