



Shelburne Road, Calne
£400,000



VACANT POSSESSION! A period home that has the bonus of an attached double garage, with a one bedroom apartment above. The home has four double bedrooms with a four piece bathroom, en-suite shower room and an extra shower room. The ground floor has a double living space with stripped wood floor, granite finished dining kitchen, snug, conservatory, larder/wine store, hall and guest cloakroom. The apartment has a separate entrance, open plan living space with kitchen, a double bedroom and an en-suite shower room. There is a brick drive for two vehicles, gas central heating and a generous rear garden with a summer house. The home is in need of some modernisation. Placed on the south side of Calne, close to country walks and a gentle stroll to the facilities of the town centre.



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. Just to the east of the home is Quemerford.

LOCATION

Between this 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. There is the bonus of an Asda Express on the doorstep.

ENTRANCE HALL

Stairs rise to the first floor. Door to the living room and a door to the guest cloakroom.

GUEST CLOAKROOM

Water closet and a wash basin. Stripped wood floor. Display shelves.

LIVING SPACE

27'6 x 14'6 (8.38m x 4.42m)

There are the focal points of two fireplaces. Bay window to the front and French doors open to the conservatory. Stripped wood floor.

CONSERVATORY

A wide opening to the study/snug. Display shelving. There is an opening to the rear lobby. Windows look out over the rear garden and French doors open out onto the garden also. Tile floor.

STUDY/SNUG

11'10 x 9'9 (3.35m x 3.05m x 2.97m)

Stripped wood floor and display shelving. No window.

REAR LOBBY

Access to the dining kitchen and to the larder/wine store.

LARDER/WINE STORE

6'3 x 6' (1.91m x 1.83m)

Tile floor and display shelving with bespoke built ceramic wine rack.

DINING KITCHEN

17'10 x 10'1 (5.44m x 3.07m)

There is a selection of fitted wall and floor cabinets with granite work surfaces. Range cooker. Space and plumbing for a washing machine and a dishwasher. Butler style sink. Tile floor. There are windows to two sides offering a dual aspect.

FIRST FLOOR LANDING

Doors lead to the first floor bedrooms and to the bathroom. Stairs rise to the top floor.

MAIN BATHROOM

11' x 9'9 (3.35m x 2.97m)

Corner bath and a shower cubicle. Water closet and bidet. Vanity cabinet with two inset basins. Tile finishes. Two windows.

BEDROOM ONE

12'10 x 9'3 plus 7'3 x 2'9 wardrobes (3.91m x 2.82m plus 2.21m x 0.84m wardrobes)

Doors open to a walk-in wardrobe and a door gives access to the en-suite. Two windows view out to the front. Stripped wood floor.

EN-SUITE

10'3 x 3'10 (3.12m x 1.17m)

The suite offers a double walk-in shower, pedestal wash basin and a water closet.

BEDROOM TWO

12'3 x 11'4 (3.73m x 3.45m)

A window views out over the rear garden.

TOP FLOOR LANDING

Doors to the top floor bedrooms.

BEDROOM THREE

10'7 x 8'1 (3.23m x 2.46m)

Skylight window and a window to the side. Under stairs cupboard.

BEDROOM FOUR

10'9 x 9' (3.28m x 2.74m)

A window views out the rear garden and there is a window to the side.

SHOWER ROOM

5'6 x 5'6 plus shower (1.68m x 1.68m plus shower)

Shower cubicle, pedestal wash basin, water closet and bidet. Tile finishes and a window.

APARTMENT ENTRANCE HALL

Stairs rise to the first floor. Door to the double garage and a store cupboard.

APARTMENT LIVING SPACE

16'6 x 10'1 (5.03m x 3.07m)

Open plan living space with two windows that look out the front of the home. To one side is a selection of built-in cabinets with work surfaces. Space for barstools. Electric cooker and plumbing for a washing machine. Inset one half sink and drainer.

APARTMENT BEDROOM

8'8 x 8'6 (2.64m x 2.59m)

Skylight window to the rear.

APARTMENT SHOWER ROOM

6'4 x 4' (1.93m x 1.22m)

Electric shower with tray and with tiling. Water closet and a wash basin.

FRONT GARDEN

Walled front garden with a gated path to the front door and arched storm porch.

FRONT BRICK DRIVE

The drive can happily accommodate two vehicles to be parked side by side. A gate opens to a side pathway leading to the apartment and rear garden.

DOUBLE GARAGE

16'6 x 16'3 (5.03m x 4.95m)

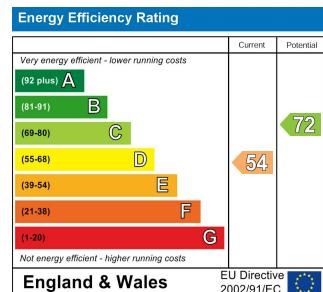
Vehicle access is via two up and over doors. Door to the apartment entrance hall and there is fitted shelving.

REAR ENCLOSED GARDEN

The home has a generous rear garden. Adjacent to the house is a large patio area from where you can access the separate apartment. The majority of the garden offers flat lawn with mature shrubs and planting. A path leads down to the end of the garden. At the far end of the garden is a summer house.







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

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