



The Green, Calne
£340,000



A Truly Unique Character Property! Placed in the Heritage Quarter of Old Calne and positioned on The Green is this home that has breathtaking living space. The home forms part of a converted Grade II Listed building built in 1894. The first floor living space features a ceiling height of around 16ft (2.97m) and a large 9ft high window with views out over The Green. The living space is 18'9 x 17'6 (5.72m x 5.33m) and features a quality fitted kitchen- perfect for interaction and modern living. The master bedroom has a ceiling height of 15ft 9 (4.8m) and is complemented by an en-suite bathroom. There is a study landing, a guest shower room and the further feature of a mezzanine guest bedroom. The communal entrance has an impressive staircase and the home benefits from gas central heating plus a handy secure store room. Local Home Exchange Opportunity or a Straight Sale. Our owner is looking to relocate to the Tetbury/Malmesbury area. A 2/3 bedroom home within walking distance of the town centres. Budget of between £550,000 to £700,000.



WHAT IS A LOCAL HOME EXCHANGE

We find as a business that we are organising this type of transaction consistently. It is a very simple concept that works. We all know what the homeowner wants to sell but never know what they are looking for. Many want to know about your local home and their home may be of great interest to you. Sale prices are agreed that both parties are happy with and there is No Chain! Our owner is looking to relocate to the Tetbury/Malmesbury area. A 2/3 bedroom home within walking distance of the town centres. Budget of between £550,000 to £700,000. Happy to Straight Sell also.

THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and the large Merchants Green surrounded by impressive period homes which the home is nestled in. 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.

ACCESS & AREAS CLOSE BY

The home is placed just 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.

FORMAL COMMUNAL ENTRANCE

The formal hall has high ceilings and features an impressive balustrade staircase. Entered through large double doors. Door to the maisonette.

THE HOME

Outlined in a little more detail as follows:

ENTRANCE HALL

Stairs rise to the first floor and a door opens to the master bedroom.

MASTER BEDROOM

16'6" x 10'5" (5.03m x 3.20m)

An impressive room that has a ceiling height of around 15ft 9 (4.8m). A large window

with sashes views out over The Green. The room can happily accommodate a super king size bed and further items of furniture to complement. The ceiling height obviously allows for tall furniture. Access to the en-suite.

MASTER EN-SUITE

8'6 x 6' (2.59m x 1.83m)

The suite has a shaped bath with shaped screen and a shower over. Water closet and a wash basin. Tile floor, tile finishes, shaver point, heated towel rail and an extractor fan.

STUDY HALF LANDING

A balustrade staircase leads to the upper floors. Space for furniture. Door to the shower room. Store cupboard.

SHOWER ROOM

6'6 x 6'4 (1.98m x 1.93m)

The suite offers a water closet, wash basin and a shower cubicle. Heated towel rail, extractor fan and a shaver point.

FIRST FLOOR LANDING

A door opens to the living space and stairs rise to the mezzanine bedroom.

LIVING SPACE

18'9 x 17'6 (5.72m x 5.33m)

A breathtaking room that has a ceiling height of around 16ft (4.88m) and a large window of around 9ft 9 (2.97m) in height. The window offers a wonderful panorama over The Green and has four sashes recently refurbished. The room is organised with open plan modern living in mind and offers natural living, dining and kitchen areas. Great for interaction. As follows;

LIVING AREA

The focal point is a lovely hand carved 'Bath Stone' fire surround. There is room for a number of sofas and further items of living room furniture. It can happily accommodate a dining table with chairs. Again this room can offer height for tall furniture. Wall lights.

KITCHEN AREA

Placed to one corner of the room is a quality fitted kitchen. There is a selection of wall and floor cabinets with work surfaces. Inset electric oven, hob and contemporary hood over. Inset stainless steel sink, integrated washing machine, integrated fridge freezer, integrated microwave and integrated dishwasher.

MEZZANINE BEDROOM

16'7 x 9'3 (5.05m x 2.82m)

Three windows look down over the living space and large window beyond. There is room for a double bed and extra furnishing. Balustrade.

STORE

7'9 x 3'7 (2.36m x 1.09m)

Placed off the ground floor communal hall is a handy store room for the home. It has a window.

COUNCIL TAX BAND- A

LEASE INFORMATION

We have been advised by the Vendor that the lease is 150 years from 29/9/2010. The ground rent is £50 pa and the service charge was £736 for the period between 1/4/2021 and 31/3/2022. Details can be provided from the Vendor on request for serious purchasers.



