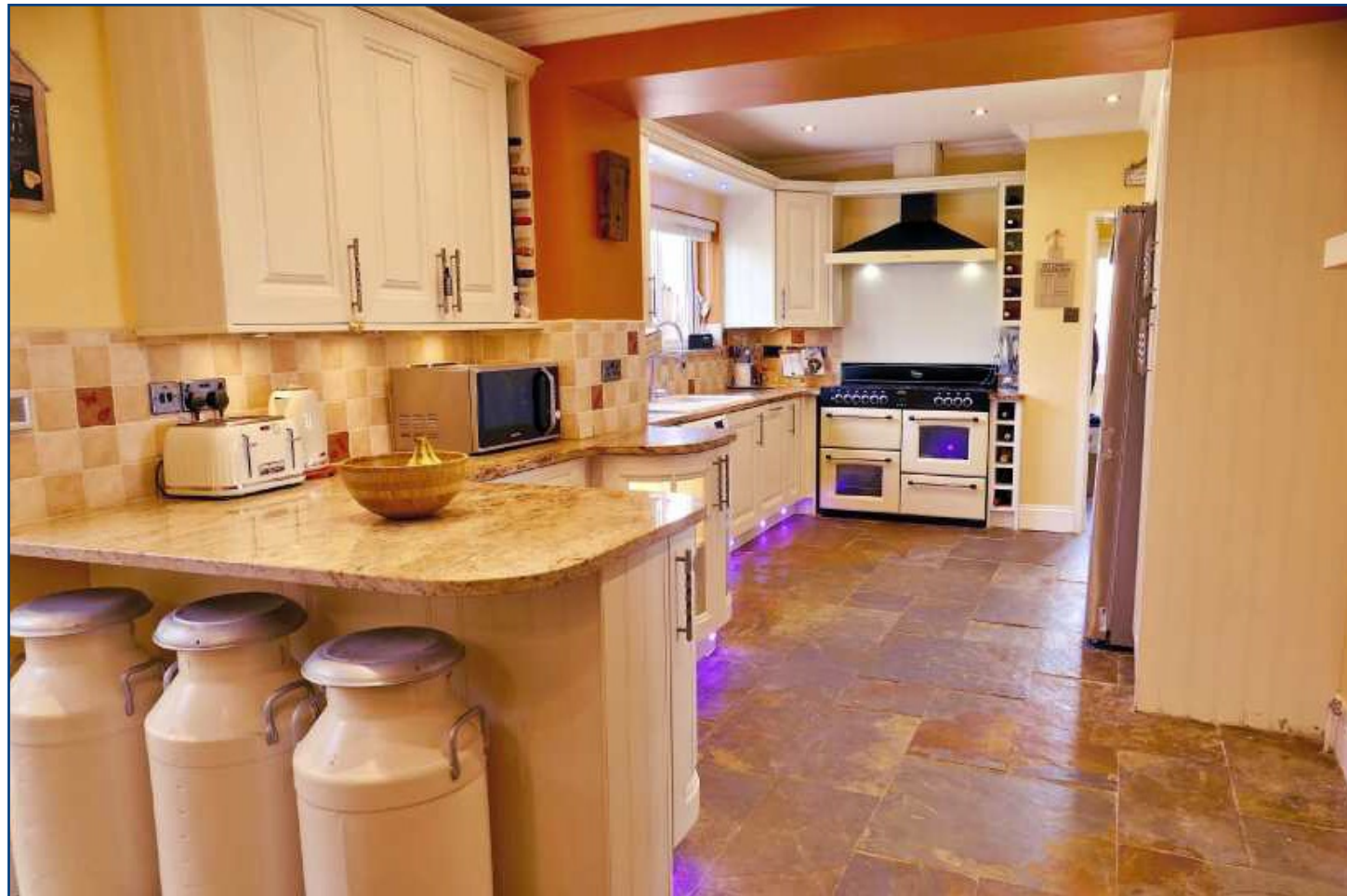




North Street, Calne
Offers In The Region Of £627,000



A double fronted Detached Period Home. Extended and has had 'extensive renovation/quality upgrades' in recent years. The home enjoys five generous double bedrooms that are complemented by a large family bathroom, wet room plus an en-suite and dressing to the master bedroom. The reception spaces are wonderful. There are two 19 ft living rooms with fire places and bay windows, a formal hall and a 30 ft x 11 ft dining kitchen. This in turn opens out onto a large family room with under floor heating. Double glazed and gas centrally heated. Outside there are two distinct landscaped gardens that are organised for recreation, entertaining and relaxation. There are two 'Beast Sheds' offering a multitude of uses. Off road parking also. A period home that is ready for the expectations of today's living. The owners have created a PDF of their upgrades for those who are seriously interested.



An outline of the home and surrounding area is as follows:

ACCESS & AREAS COSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

The home is moments from Calne centre. It has the great advantage for a central home of off road drive parking. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation/features is as follows:

FORMAL HALL

14'6 x 6' (4.42m x 1.83m)

Doors open to the two front living rooms and the rear dining kitchen. A balustrade staircase rises to the first floor. Ornate tiled floor.

LIVING ROOM

19' x 13' (5.79m x 3.96m)

A dual aspect room with a bay window overlooking the main garden and a window to the side. Wood floor. The focal point of the room is an ornate carved wood fire surround with iron grate. A spacious room that can accommodate numerous sofas and further furniture.

SECOND LIVING ROOM

19' x 13' (5.79m x 3.96m)

This room also has a dual aspect. There is a fire surround with tiled hearth. A bay window overlooks the main garden and a window to the side. There is room for large items of furniture.

DINING KITCHEN

30'9 x 11' (9.37m x 3.35m)

Impressive in size the room is organised to offer a natural dining area. There is a selection of 'Shaker Style' fitted wall and floor cabinets with marble work surfaces. Double Range oven with complementing chimney hood and cooker splash back. Integrated dishwasher and space for a washing machine. Inset enamel sink and drainer. Under cabinet lighting and floor lighting. There are mosaic tile wall finishes and a slate tile floor. The cabinets have been organised to offer a peninsular unit for

bar stools and room has been organised for a large American fridge freezer. There is a wide opening to the family room and a door to the rear lobby.

FAMILY ROOM

14'9 x 11'3 (4.50m x 3.43m)

A breathtaking space. French doors open out onto the rear patio that extends the living space in fine weather. There is a large window looking onto the rear garden and the super feature of a large lantern window. There is a slate floor with under floor heating. The room is open to the dining section of the kitchen. It allows for interaction with guests and family.

REAR LOBBY

7'1 x 3'7 (2.16m x 1.09m)

Doors lead to the wet room and out to the garden.

WET ROOM

Mosaic tile floor and tile finishes. Shower. Water closet with concealed cistern. Wood block feature shelf with wash bowl over. Window with privacy glass.

FIRST FLOOR LANDING

A balustrade landing that has a wonderful arched window looking out onto the main garden. Doors lead to the first floor bedrooms and the main bathroom.

MASTER BEDROOM

14' x 13'3 (4.27m x 4.04m)

A window views out over the main garden. Ornate fire surround and wood floor. There is room for a super king bed and extra furniture. Access to the dressing room.

MASTER DRESSING ROOM

12'3 x 11'1 (3.73m x 3.38m)

Vaulted ceiling and a skylight window, Wood floor and access to the en-suite. Space for wardrobes and dressing. A window looks out over the rear garden. Access to a useful loft space.

MASTER EN-SUITE

4'9 x 4'6 (1.45m x 1.37m)

The suite has a corner shower cubicle, water closet and a wash basin with vanity cabinet. Period style radiator with chrome towel rail.

BEDROOM TWO

13'2 x 12' (4.01m x 3.66m)

This room enjoys a four door wardrobe and view over the main garden. There is space for a super king bed and extra furniture.

BEDROOM THREE

12'7 x 10'6 (3.84m x 3.20m)

An extremely characterful room with an exposed stone wall and a wood floor. Space for a large double bed and extra furniture. Window to the side. Good guest accommodation.

FAMILY BATHROOM

11'9 x 7'1 (3.58m x 2.16m)

A spacious family bathroom that has a walk in double shower and a vaulted ceiling. A wide oak vanity unit with 'His & Hers' bowls and a period style water closet. Cast iron period style bath with free standing taps and shower. Chrome towel rail radiator and chequered tiling. Tile finishes.

TOP FLOOR LANDING

Doors open to the top floor bedrooms and a deep walk in store. The store is approximately 6 ft 10 x 3 ft.

BEDROOM FOUR

14'2 x 13'1 (4.32m x 3.99m)

Another good double bedroom with room for a large double bed and further furniture There is a window to the side and a skylight window also.

BEDROOM FIVE

14'1 x 13'1 (4.29m x 3.99m)

The final bedroom is again a good double room. There is a window to the side plus a a skylight window. Space for furniture to complement a large double bed.

MAIN GARDEN

This garden is a generous size and is ideal for recreational pursuits on a flat lawn. There are ornamental trees, hedges and fencing that all offer good areas of privacy. Flower beds feature an abundance of mature planting. There is access to the front arched doorway routes to the rear garden down both sides of the home. Access to the car parking area.

REAR GARDEN

Placed adjacent to the family room it is an ideal retreat, entertaining and relaxation area. There is a large slate patio and shingled area for outside furniture. Timber sleepers surround a raised lawn and raised flower bed. Ornamental planting and trees offer good privacy, To one side are two timber workshop sheds.

BEAST SHEDS

These two tanalised 'Beast Sheds' offer a multitude of future uses. Both have power and lighting. Workshop, outside office, gym or simple summer house (one has a window view onto the garden).

PARKING

There is a parking area for two vehicles just off the main garden.







Directions: For exact location and details on how to book a visit, please contact Butfield Breach 01249 821110.