



Church Street, Heritage Quarter, Calne
£200,000



A gorgeous Period Home that is placed in the Heritage Quarter of Calne. The area is steeped in history and the home is overflowing with character. The living room has the focal point of a stone fireplace. The dining kitchen opens onto an enclosed garden which has south westerly aspects and good privacy. The first floor has a large master bedroom and a very spacious modern bathroom. The top floor gives a further double bedroom. There is double glazing and gas central heating.



An outline of the home is as follows;

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. As you walk down Church Street you will come to Calne centre passing the river. The area offers further cafes, bistros, restaurants and good shopping.

ACCESS & AREAS CLOSE BY

The home is placed just to the south of the 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, 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.

THE HOME

The home is placed between The Merchants Green and the Norman Church. Outlined in more detail as follows;

ENTRANCE LOBBY

A door opens to the living room. There is space for display furniture and coat hanging.

LIVING ROOM

15' x 12'3 (4.57m x 3.73m)

The focal point of the room is an Inglenook style fireplace with exposed stonework and tile hearth. Contemporary radiator and a wood floor. The room can happily accommodate a number of sofas and further living room furniture. Double French doors open to the dining kitchen and a window looks out over the front.

DINING KITCHEN

14'10 x 7'8 (4.52m x 2.34m)

This room has some lovely features. A stable door gives access out onto the rear garden- expanding the living space in fine weather. A window looks out over the garden also. The room is arranged to offer space for a small dining table and chairs. Timber panelling features and a staircase rises to the first floor.

There is a selection of fitted wall and floor cabinets with wood block work surfaces. Space has been allowed for a fridge, freezer and a washing machine. Inset in an enamel sink and drainer. Also inset is an electric oven, gas hob and there is a hood over. Tile finishes and a wood floor.

FIRST FLOOR LANDING

Doors open to the master bedroom, large bathroom to the staircase giving access to the top floor bedroom.

LARGE BATHROOM

11'6 x 7'9 maximum (3.51m x 2.36m maximum)

A very spacious bathroom that has a large dormer window with privacy glass and areas for display furniture. There is feature timber panelling, tile finishes and a chrome towel rail radiator.

To one corner is a panel enclosed bath that is recessed to form a natural shower cubicle with shower over. There is a pedestal wash basin and a water closet. Built in cupboard with boiler and there are display shelves.

MASTER BEDROOM

13' x 11'9 (3.96m x 3.58m)

A generous bedroom that offers space for a large double bed and the ability to accommodate other sizeable items of furniture. Deep double wardrobe and a window looks out to the front. There is the feature of a fireplace.

TOP FLOOR BEDROOM

13'10 x 9'10 (4.22m x 3.00m)

A skylight window looks out to the rear and there is a head height of around 6ft 6" (1.98m). There is room for a double bed and further furniture.

ENCLOSED REAR GARDEN


17' x 14'3 (5.18m x 4.34m)

The garden has south and westerly aspects and offers a good amount of privacy. Herringbone brick patio for ease of maintenance and entertaining/lounging in mind. Great for pot plant display. The boundaries are both wall and fence with the rear boundary featuring exposed stone.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Directions: From Calne centre proceed down the High Street and turn left into The Strand. Bear right into Church Street and the home is positioned on the right hand side.

