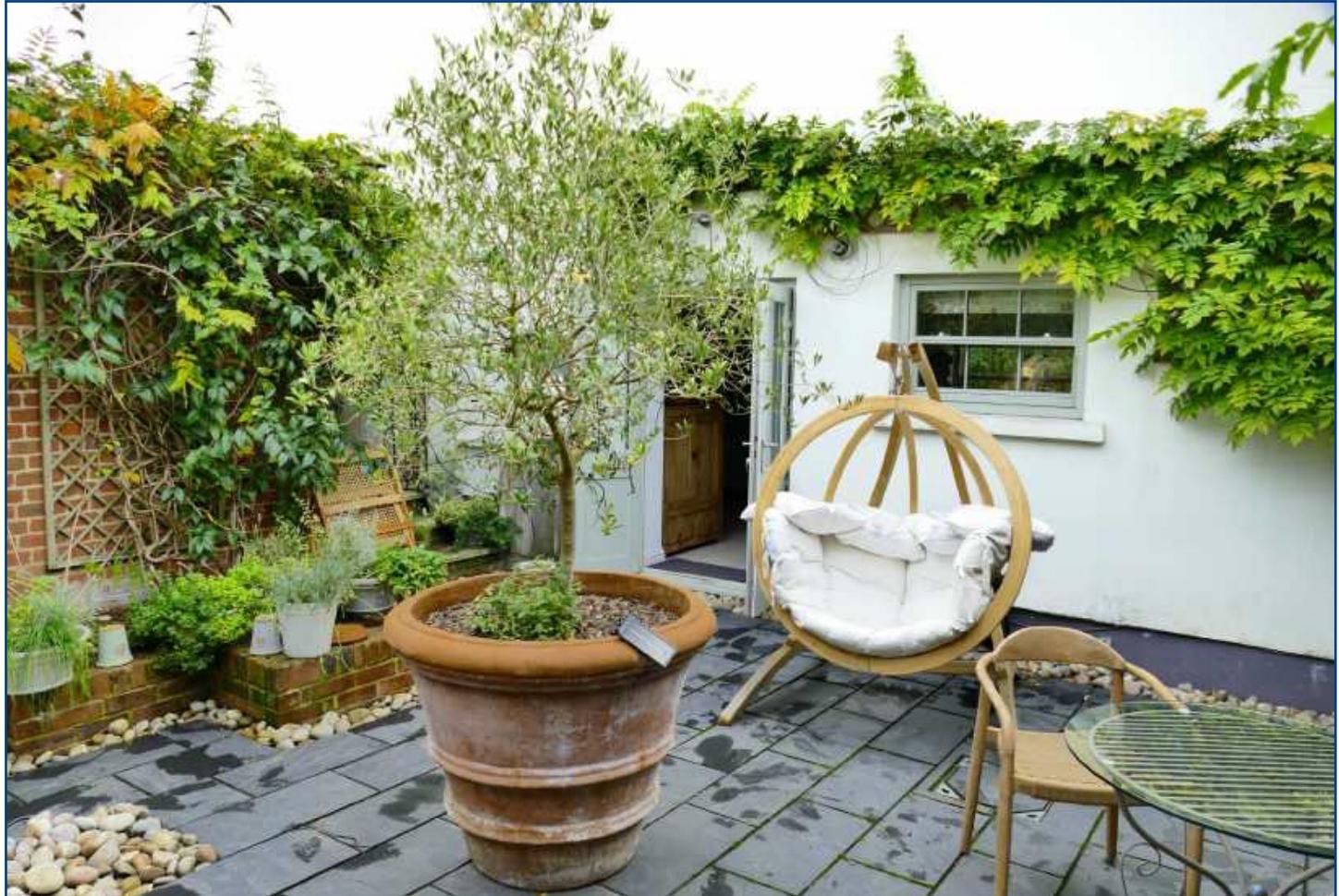




The Pippin, Calne
£395,000



Absolutely breathtaking! Arranged over three floors this period home has four double bedrooms complemented by a luxury bathroom and a luxury shower room with walk-in double shower. The living space is over 33 ft in length and is organised with today's living in mind. It features a log burner and is open plan To the kitchen area which has a granite finished bespoke built island unit (converted from an Architect's Plan Chest). From the living space you step out onto a wonderful enclosed garden with waterfall. The garden has great privacy. The home also has access to further gardens that offer areas for relaxation. The property is positioned close to the centre of town and has the bonus of parking for two vehicles. There is gas central heating and sash style double glazing that is in keeping with the period feel of the property.



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

LOCATION

The home is placed in a secluded position in Calne centre. It has the great advantage for a central home of off road parking for two vehicles. 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:

ACCESS & AREAS CLOSE 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.

THE HOME

The home forms part of a small development of period homes placed around a secure landscaped garden setting. A gate with entry system gives access to the gardens and pathway leads to the front access door of the home. It is worth noting that the home enjoys far reaching views from the upper floors including the spire of the Norman Church of St Mary's.

LIVING SPACE

33'7 x 12'4 (10.24m x 3.76m)

The room is arranged to offer natural living, dining and culinary areas. A balustrade staircase rises to the first floor and two windows offer a view out to the front. Glazed French doors open onto the rear enclosed garden which expands the living and entertaining space in fine weather. There is a further window giving a view onto the garden also. The living space is arranged as follows;

LOUNGE AREA

22' x 12'4 (6.71m x 3.76m)

The focal point of this area is a stone fire surround with log burning stove. There is room for a number of sofas and further items of living room furniture. There is also room for a dining table and chairs if required. Walk-in under stairs store cupboard. The room is open plan to the dining kitchen area.

FITTED DINING KITCHEN

12'4 x 11'7 (3.76m x 3.53m)

This area has the wonderful feature of an island unit with granite top set upon a converted Architect's plan chest. Ideal for barstools. There is a selection of fitted wall and floor cabinets with worktops. Integrated is a dishwasher, fridge, freezer and room is been allowed for a washing machine. Inset one half sink and drainer. Inset electric oven, halogen hob and hood over. Tile floor and tile finishes. Spotlights.

FIRST FLOOR LANDING

Balustrade landing and a balustrade staircase rises up to the top floor. Doors give access to the first floor bedrooms and there is a door to the main bathroom.

BEDROOM ONE

13' x 12'4 (3.96m x 3.76m)

A window gives a view out over the front. This bedroom has the feature of an exposed stone wall. There is room for a super king-size bed and extra bedroom furniture.

BEDROOM TWO

13'6 x 11'10 (4.11m x 3.61m)

Another large double bedroom with a window that looks out to the front. Again there is room for a super king-size bed and extra furniture to support.

BATHROOM

8'2 x 6'9 (2.49m x 2.06m)

The bathroom is spacious and offers room for display furniture. The suite has a water closet, pedestal wash basin and a panel enclosed bath. The bath has a shower screen, wet walling, shower and mixer taps with a hand held shower. Extractor fan. Window with privacy glass.

TOP FLOOR LANDING

Doors give access to the top floor bedrooms and shower room. There is a balustrade and a window.

BEDROOM THREE

13'10 x 12' (4.22m x 3.66m)

A nice alternative to bedroom one this room also has the feature exposed stone wall. A window offers far-reaching views. There is room for a super king-size bed and extra items of bedroom furniture.

BEDROOM FOUR

12'9 x 12'9 (3.89m x 3.89m)

The final bedroom is also another double room with space for a large double bed and extra bedroom furniture to complement. A window offers far-reaching views.

SHOWER ROOM

8'1 x 6'6 (2.46m x 1.98m)

Here there is a window with privacy glass and again room for display furniture. The suite offers a water closet, pedestal wash basin and a walk-in shower. The shower is a glass screen, wet walling, rain head shower plus a further hand held shower.

REAR ENCLOSED GARDEN

The garden offers great privacy. There are walls to two sides and a high fence to the third boundary. Edged by pebbles and with trellising for climbing plants. Raised flowerbeds for planting. The generous patio offers room for large items of outdoor furniture.

A great feature of the garden is a waterfall that cascades down a brick wall onto a shaped pebbled area. It makes the whole area a super place for relaxation and entertaining.

There is access to an enclosed side area which offers a rear access gate and room for discreet storage.

EXTRA GARDENS

This period development has access to landscaped gardens that can be enjoyed by the residents there. There is a feature stone wall, shaped lawn, numerous flower beds and a vine covered pergola. There is an excellent abundance of ornamental planting plus a bench to sit and relax.

TWO VEHICLE PARKING

The property has access to a parking area that allows for side by side parking for two cars.







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

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