



Station Road, Calne
Guide Price £180,000



NO CHAIN! ABSOLUTLEY STUNNING! Placed in a location that can take advantage of country walks, park land and easy town centre access. Ideal as a pied-a-terre, semi-retirement or first home. Beautifully presented with solid oak doors and flooring, this ground floor apartment offers two bedrooms, with the master having fitted wardrobes, a fully tiled shower room and a generous open plan living kitchen. There is gas central heating, double glazing and satellite points to both bedrooms and lounge. The home enjoys allocated parking and the use of communal gardens.



The home in further detail as follows:

ACCESS & AREAS CLOSE BY

Across from the home is Castlefields Park which then leads onto idyllic country walks. The centre of Calne is a gentle walk away offering a multitude of facilities on the door step. The Heritage Quarter of Calne is close by. This area features the iconic Merchant Green, Norman Church, River Marden and the pretty shops of Church Street. The market town of Calne is famous for the discovery of Oxygen (with experiments at the 'Doctor's Pond') the early settlement of Flemish Weavers and Wiltshire Ham.

PARKLAND/ CYCLING AND WALKING

To the bottom of the development there is a nice easy cycle or walk along the disused railway path from Calne to Chippenham. It follows National Cycle route 403 and includes lovely riverside runs along the River Avon and the River Marden. The route is almost entirely traffic free so is an ideal option for

a family cycle ride or easy walk.

LOCATION

The home is well positioned for access routes for the commuter and for those wishing to take in Historic places. To the east along the A4 is Cherhill White Horse, Historic Avebury and Marlborough. West along the A4 leads you to Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound to London. For those without a vehicle there is an excellent bus service connecting Chippenham through Calne to Swindon and their main line train stations

GROUND FLOOR APARTMENT

The apartment has the benefit of a private entrance door. This is positioned at the front of the development.

The accommodation is outlined in brief as follows:



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ENTRANCE LOBBY

A UPVC door gives access to the entrance lobby, where a deep store cupboard is located.

ENTRANCE HALL

Solid oak flooring flows through the apartment, with doors giving access to the living space, master bedroom, family bathroom and the second bedroom.

LIVING SPACE

23'3 x 10' (7.09m x 3.05m)

A dual aspect room which has been arranged to offer two natural areas for cooking and lounging.

LIVING ROOM

13'9 x 10' (4.19m x 3.05m)

A natural area which allows space for for multiple sofas and further living room furniture. A window views out over the side of the apartment.

KITCHEN

9'6 x 8'6 (2.90m x 2.59m)

Opening from the living area the apartment offers a quality fitted kitchen with granite work surfaces. Integrated to the kitchen is a 'Lamona' washer/dryer, a dishwasher and a freezer. Inset to the granite work surface is an 'Bosch' double oven and gas hob with stainless steel chimney hood over, stainless steel sink, with a window over giving views over the side of the home. Further space has been allowed for a full height fridge. The kitchen has the added benefit of a water softener and a drinking water system.

MASTER BEDROOM

13'3 x 9'3 (4.04m x 2.82m)

A fantastic size bedroom allowing space for a king size bed, bedside tables and further storage furniture. The master bedroom has the added benefit of fitted wardrobes. A window opens out to the side of the home.

BEDROOM TWO

8'4 x 7' (2.54m x 2.13m)

A generous bedroom which can accommodate a single bed and further storage furniture. Also with a window viewing out over the side of the home bedroom two could make an ideal office space.

LUXURY SHOWER ROOM

7' x 5'10 (2.13m x 1.78m)

Complementing the bedrooms, the shower room has been beautifully finished with a corner shower cubical, a vanity unit with inset hand basin with storage under and a concealed W/C. Fully tiled and under floor heating. A obscured windows opens out to the side of the home.

EXTERIOR

Outlined as follows:

ALLOCATED PARKING

The home has the advantage of allocated parking.

COMMUNAL GARDENS

To two sides of the apartment are communal gardens which are to be enjoyed by the residents. Laid mainly to lawn with some ornamental hedging.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Directions: For exact location and more information contact Butfield Breach on 01249 821110

