



Shelburne Road, Calne
£595,000



'A detached house in a desirable location with a wonderful rear garden'. There is the bonus of a well established cattery business discreetly hidden in the lower garden area.

The home has a large dual aspect living space with log burner, fitted dining kitchen, formal hall and guest cloakroom. The first floor has four bedrooms (with a choice of master) complemented by an en-suite bathroom and 'Jack and Jill' shower room. There is gas central heating and double glazing. The home enjoys an integral garage and parking for around five vehicles.

The main garden has a large flat lawn for recreation and a generous patio for entertaining. The cattery is arranged in a quadrangle around an inner garden/retreat. The cattery has fourteen pens in total and there is a separate office also. The cattery offers other possible uses also.



An outline of the home in further details is as follows:

LOCATION

Between Shelburne Road and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. 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. There are a number of restaurants, cafes, independent shops and supermarkets.

ACCESS AND AREAS CLOSE BY

The home is placed 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. South is the market town of Devizes.

FORMAL HALL

A very spacious hallway with room for display furniture. A balustrade staircase rises to the first floor and there is an under stairs store cupboard. Doors lead to the dining kitchen, guest cloakroom and to the living room.

GUEST CLOAKROOM

5'6 x 4'2 (1.68m x 1.27m)

The cloakroom features a circular window. There is a water closet and a wash basin set into a vanity cabinet and there is tiling above.

DUAL ASPECT LIVING SPACE

24'4 x 12'1 (7.42m x 3.68m)

This dual aspect living space offers natural lounging and dining areas. Arranged as follows:

LOUNGE AREA

13'1 x 12'1 (3.99m x 3.68m)

The focal point of this area is a chimney breast with marble hearth and log burning stove. A window gives a view out over the front garden and drive. There is room for a number of sofas and further lounge furniture. The space is open to the dining area.

DINING AREA

11'3 x 10'1 (3.43m x 3.07m)

This space can happily accommodate a dining table and chairs or is an expansion of the lounging area. Two windows look out over the rear garden and French doors open out onto the garden also. This expands living space in fine weather.

FITTED DINING KITCHEN

18'9 x 8'9 (5.72m x 2.67m)

This room has been organised to offer culinary and dining areas. Around half of the room has a selection of fitted wall and floor cabinets with woodblock work surfaces. The cabinets include pan drawers and a larder cupboard. Inset is a halogen hob with stainless steel hood over,

electric oven and microwave oven. Integrated is a dishwasher and a fridge freezer. Enamel one and half sink and drainer with mixer tap. There are windows that look out to the side and over the rear garden. French doors open out onto the rear patio and garden which offers another expansion of living space in good weather.

UTILITY ROOM

7'9 x 4'3 (2.36m x 1.30m)

Worktop with cupboard under. Space for a washing machine. Door to the garage and a glazed door to the side.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the shower room.

BEDROOM ONE

12'3 x 9'6 plus wardrobes (3.73m x 2.90m plus wardrobes)

A window offers a lovely view out over the rear garden. There is room for a large double bed and further bedroom furniture. To one side is a triple wardrobe with sliding doors. Door to the 'Jack and Jill' shower room. This bedroom is one of two that could be used as a master bedroom.

JACK & JILL JILL SHOWER ROOM

5'6 x 5'3 (1.68m x 1.60m)

Window with privacy glass and the room features a period style radiator and towel rail. Corner shower cubicle. Water closet and a pedestal wash basin. Doors lead to bedroom one and to the landing.

BEDROOM TWO

16'3 x 8' (4.95m x 2.44m)

This bedroom could also be classed as a master bedroom as it has its own en-suite. A window offers a view out over the rear garden and a door leads to the bathroom. There is room for a double bed and extra bedroom furniture.

EN-SUITE BATHROOM

9'3 x 7'9 (2.82m x 2.36m)

A spacious bathroom with room for display furniture and there is a window with privacy glass. Panel enclosed bath with mixer taps and shower attachment and a wash bowl set on top of a vanity cabinet which has a display shelf and drawers. To one corner is a shower cubicle. Window with privacy glass, recessed shelves and a shaver point.

BEDROOM THREE

12'6 x 12'3 (3.81m x 3.73m)

A window offers a view out over the front garden and beyond. There is room for large double bed and extra items of bedroom furniture.

BEDROOM FOUR

12'10 x 8' (3.91m x 2.44m)

The final bedroom can also accommodate a double bed if required. A window looks out to the front. The room would also make an ideal study/office.

FRONT GARDEN & DRIVE

To the front of the home is a drive that leads to the integral garage. The remainder of this garden area is shingled/gravelled to allow for extra parking. There is parking available for numerous vehicles. The garden has hedging to three sides which offers a good element of privacy. A

path leads down the side of the home to the rear garden.

GARAGE

15' x 8'3 (4.57m x 2.51m)

Up and over door access to the front and a door to the utility. Power and light.

REAR GARDEN

Running across the rear the home is a generous patio area that allows for outside dining and entertaining. A path runs down the garden passing the office, an area for clothes drying and finally ending at steps that go down to the lower garden and cattery. The majority of this garden is laid to lawn with various flowerbeds that are well-stocked.

BESPOKE SHED/STORE

17'9 x 6'6 (5.41m x 1.98m)

Placed at the side of the home and accessed from the patio is a large bespoke built shed.

OFFICE/OUTSIDE UTILITY

9'6 x 6'10 (2.90m x 2.08m)

Organised into sections. The first section offers room for a desk and chairs. The second section has a floor cabinet with worktop, space for a fridge, inset to bowl sink and drainer and mixer tap. Electric water heater. This outbuilding has three windows and a glazed door.

LOWER GARDEN

The lower garden has a large patio area and a pond in front of the cattery. Packwood House Cattery is licensed by Wiltshire Council for 30 cats and awarded a 5 star rating. Its has an enviable reputation throughout Wiltshire, a loyal customer base with a high occupancy rate. The cattery itself is arranged around a central garden area. This central garden area has a deck, flat lawn and an ornamental tree. A very pleasant retreat. The cattery is set out in the quadrangle with fourteen pens in total. The pens are very well maintained with side wall heat pads in the sleeping areas, some of which also have access to small balconies. The pens are either 'standard, or 'luxury' and are charged for accordingly.

CATTERY LOBBY

7'6 x 4'9 (2.29m x 1.45m)

This lobby area leads to category sections one and two. The cattery sections

CATTERY SECTION ONE

14'7 x 13'3 (4.45m x 4.04m)

This section has three pens and a connecting corridor.

CATTERY SECTION TWO

26' x 13'4 (7.92m x 4.06m)

This section has six pens, a connecting corridor plus a utility cleaning section.

CATTERY SECTION THREE

17' x 13' (5.18m x 3.96m)

This final section has a connecting corridor and four pens.







Directions: From Calne centre proceed easterly along the A4. Travel down the High Street, into New Road and then into London Road. Turn left into Shelburne Road.