



**Castle Street, Calne**  
**Offers In Excess Of £225,000**





NO CHAIN. Located in the Heritage Quarter of Calne is this charming two double bedroom, Grade II listed, period home. Internally, on the ground floor of this delightful home is a welcoming entrance hall come formal dining room, spacious living room with fire place, galley kitchen stretching across the back of the home and a utility room with cloakroom. The first floor has beautiful wood flooring in both the double bedrooms and the modern family bathroom. Externally the home offers a fully enclosed, easy maintenance rear garden with planting and a patio area ideal for alfresco dining during the warmer months. The home is located just a minuets walk from the centre of Calne and all the facilities the town has to offer, including the local 55 Bus Route, café's and shops. Gas central heating.





An outline of the home and surrounding in further detail is as follows

## LOCATION

A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home you can walk down Castle Walk which takes you to country walks or down Castle street heading towards the centre of Calne where you will find quaint shops and café's. The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the The Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange.

## ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton

Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

## THE HOME

The home in a little more detail is as follows;

### ENTRANCE DINING ROOM

**13'1 x 8'8 (3.99m x 2.64m)**

Upon entering the home, you come to a very welcoming greeting hall which could also be utilised as a formal dining hall.

### LIVING ROOM

**16'10 x 11'1 (5.13m x 3.38m)**



A bright and airy living room with the wonderful feature of a working fireplace with a stone surround. A window looks out over the front of the home with a further window looking into the kitchen breakfast. Carpeted flooring and a door opening to a store cupboard.

### KITCHEN BREAKFAST

**17'2 x 5'9 (max) (5.23m x 1.75m (max))**

A galley kitchen extending across the back of the home allowing natural areas for cooking and a breakfast table. The kitchen consists of a range of matching base units with worktops over. Inset to the worktops is an electric hob, electric oven and a ceramic sink and half with drainer. Space allows for a fridge. Multiple windows view out over the rear garden of the home, allowing the room to be filled with lots of natural light. A stable style door gives access to the garden of the home and further door leads to the utility room. Tiled finishings.

### UTILITY/ BOOT ROOM

**5'9 x 5'6 (1.75m x 1.68m)**

Complementing the property is this utility room where the boiler is housed. Space and plumbing allow for a washing machine. A door leads to the cloakroom and a further door opens to the side of the home. Tiled finishings.

### CLOAKROOM

**2'11 x 3' (0.89m x 0.91m)**

Fitted with a water closet and wash basin. A window with privacy glass looks out over the side of the home.

### FIRST FLOOR LANDING

With beautiful wood flooring, the landing gives access to both bedrooms and the family bathroom.

### MASTER BEDROOM

**16'8 x 9'2 (max) (5.08m x 2.79m (max))**

Filled with lots of natural light is this wonderful duel aspect bedroom with windows looking over the front and rear of the home. Space allows for a double bed, bedside tables and further bedroom furniture. Wooden floors.

### BEDROOM TWO

**10'10 x 10'7 (3.30m x 3.23m)**

With windows looking over the side and front of the home, bedroom two can accommodate a double bed, bedside tables and further bedroom furniture. Laid with wood flooring.

### FAMILY BATHROOM

**8'11 x 6'2 (2.72m x 1.88m)**

Complementing both the bedrooms is the family bathroom which consists of a P shaped bath with mixer shower over, pedestal wash basin and water closet. Space allows for bathroom storage furniture. Tiled finishing and wood flooring.

### EXTERNAL

Outlined as follows:

### REAR GARDEN

The garden has been designed for the ease of maintenance. There is a patio area creating a great space for lounging or alfresco dining during the warmer months. The garden is fully enclosed with raised flower beds to the borders.

### N.B

A door leads out from the utility room where you have a right of way to the front of the home.

To arrange a viewing please contact Butfield Breach on 01249 821 110.

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**Directions:** For exact location please contact Butfield Breach on 01249 821 110.

