



The Green, Calne SN11 8DG

Welcome to

The Green, Calne

A charming Grade II Listed three-bedroom terrace situated on the prestigious Green in Calne's Heritage Quarter. Retaining a wealth of character features, this delightful family home enjoys a peaceful conservation setting, within walking distance of amenities and countryside walks.

Entrance Hall

Entrance to this beautiful historic home is via the front door leading into a welcoming entrance hall. The hall retains character features including exposed beams and provides access to the first-floor accommodation via a staircase. Further benefits include a useful storage cupboard, further under stairs storage cupboard, tiled flooring and a radiator.

Dining Room

A delightful reception room full of character, featuring an attractive open fireplace and exposed beams. A sash window with fitted shutters overlooks the front aspect, while ample space is available for a dining table, chairs and additional furniture. Finished with a radiator, this is an ideal space for both family dining and entertaining guests.

Cloakroom

Fitted with a low-level W/C and vanity wash hand basin with mixer tap and tiled splashbacks. Additional features include tiled flooring and an extractor fan, creating a practical and well-presented cloakroom.

Kitchen

Fitted with a comprehensive range of wall and base units complemented by granite work surfaces over. Features include a ceramic one and a half bowl sink/drainage with mixer tap, range-style cooker with double oven, six-ring gas hob and cooker hood over, integrated dishwasher and fridge/freezer, and a water softener as advised by the vendor. A window overlooks the conservatory, while a door provides direct access. Further benefits include tiled flooring and a radiator.

Conservatory

A delightful addition to the home, the conservatory enjoys views over the garden with double doors providing direct access to the outside space. The conservatory also incorporates a useful utility area, featuring overhead storage cupboards, plumbing for a washing machine and space for a tumble dryer with a work surface over. Finished with tiled flooring, this versatile room offers an ideal space for relaxation while providing practical everyday functionality.

First Floor Landing

The first-floor landing provides access to the sitting room, shower room and bedroom three, with stairs rising to the second-floor accommodation. Retaining the character and charm found throughout the property, the landing serves as a central point to the first-floor rooms.

Living Room

Situated on the first floor, this wonderful reception room is full of character and charm. A sash window to the front aspect allows plenty of natural light, while the feature fireplace with Bath stone surround creates an attractive focal point. Exposed beams enhance the property's historic appeal, and there is ample space for a variety of lounge furniture, making it a lovely room in which to relax and unwind. Further benefits include an airing cupboard and a radiator.

Shower Room

Beautifully appointed and fully tiled, the shower room comprises a low-level W/C, vanity wash hand basin with mixer tap and storage cupboard below, and a shower cubicle. Further features include an obscure window to the side aspect, inset spotlighting and a chrome ladder-style heated towel rail.





Bedroom Three

Located on the first floor, bedroom three is situated to the rear of the property and enjoys pleasant views over the garden through a window to the rear aspect. This well-proportioned room benefits from inset spotlighting, loft access and a radiator, making it an ideal bedroom, nursery or home office.

Second Floor Landing

The second-floor landing provides access to the principal bedroom and features a window to the rear aspect, allowing natural light to fill the space. Characterful exposed beams add to the property's charm, while stairs rise to bedroom two. Further benefits include a radiator.

Bedroom One

A lovely and spacious principal bedroom featuring a window to the front aspect, allowing plenty of natural light. The room benefits from three double built-in wardrobes, providing excellent storage, while exposed beams enhance the character and charm of the property. There is ample space for a range of bedroom furniture, and the room is completed by a radiator.

Third Floor Bedroom

Accessed from the second-floor landing, bedroom two is a versatile and characterful room with two skylight windows to the rear aspect allowing plenty of natural light. Benefiting from useful eaves storage and ample space for furniture, this flexible room could be utilised as a guest bedroom, children's playroom, hobby room or home office to suit a variety of needs.

Rear Garden

The rear garden has been designed with ease of maintenance in mind, featuring a patio area directly accessed from the conservatory, ideal for outdoor dining and entertaining. The remainder is laid to gravel and is fully enclosed by attractive stone and brick walls, creating a wonderful sense of privacy. Not overlooked from the rear, this charming outdoor space provides the perfect setting for al fresco dining, relaxing with family and friends, or simply enjoying the warmer summer months.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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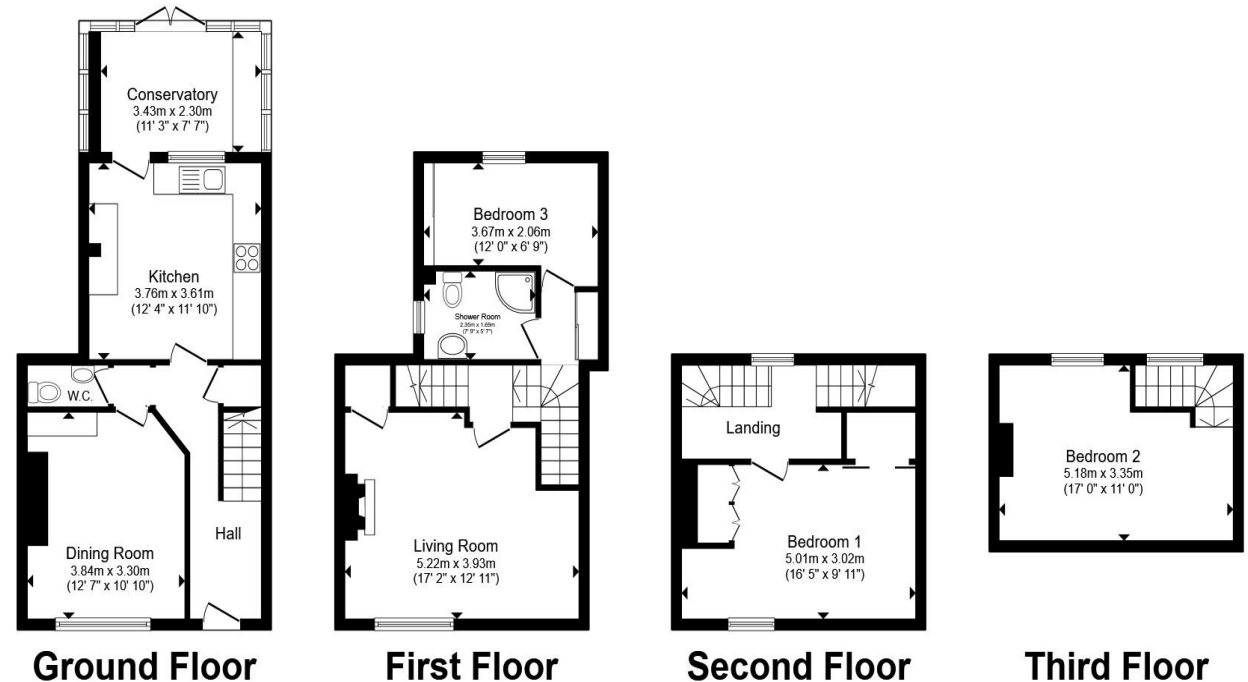
Welcome to The Green, Calne

- Grade II Listed Three Bed Terraced Home
- Prestigious Position on The Green in Calne's Heritage Quarter
- Wealth of Original Character Features & Period Charm
- Walking Distance to Town Centre
- Beautiful Family Home in a Sought-After Location

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

£475,000



Total floor area 124.5 m² (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN110079 - 0003

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