



**Curzon Street, Calne**  
**£242,500**





## Curzon Street, Calne £242,500

PRICED FOR A SPEEDY SALE! VACANT POSSESSION & NO ONWARD CHAIN! A wonderful period home that enjoys a southerly garden, covered parking under a crafted timber car port and the bonus of no onward chain. This Grade II listed home has exposed stone walls, beams, stripped wood doors, period style radiators and a four piece bathroom. The bathroom has a claw foot bath and a double walk-in shower. The living room has a fire place with log burner and there is a fitted dining kitchen. The bedrooms are both generous doubles and there is gas central heating. The home offers a gentle stroll to country walks and to the facilities of the town centre.



**LOCATION**

The home is placed on the doorstep of country walks and a short walk to Calne centre. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. 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. The Number 55 Bus is on the doorstep and offers a regular service connecting Chippenham and Swindon train stations. It takes in Derry Hill, Royal Wootton Bassett, Lyneham and the villages in between.

**ACCESS & AREAS CLOSE BY**

The home is literally on the doorstep of country walks and 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 Basset, 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 Number 55 Bus offers a regular service connecting Chippenham and Swindon train stations. It takes in Derry Hill, Royal Wootton Bassett, Lyneham and the villages in between. Bus stops are close by.

**THE HOME**

An outline of the home in a little more detail is as follows;

**ENTRANCES**

There are two points of entry to the home. A front door gives access into the living room and a door leads into the dining kitchen from the side.

**LIVING ROOM**

14'0" x 13'10"  
Overflowing with period features the living room has exposed stonework and a large wooden beam. There is the focal point of a stone and brick fire surround with slab hearth and a log burning stove. There is room for a number of sofas and further items of living room furniture. Access to the dining kitchen.

**DINING KITCHEN**

13'0" x 10'0"  
A modern fitted kitchen which consists of a range of matching wall and floor cabinets. There is a Belfast style sink, space for a cooker and a tall fridge freezer. There is also plumbing and space for a washing machine. A window looks out to the side and a stable door opens to the side access. There is room for a

dining table and chairs. Access to the pantry. A door opens to the staircase that leads to the first floor (there is recessed storage and hidden storage).Hidden storage. Tiled flooring with under floor heating.

**PANTRY**

Placed off the dining kitchen is a pantry. It has the feature of exposed stonework.

**FIRST FLOOR LANDING**

From the kitchen a staircase leads to the first floor with many nooks that have bespoke shelves and extra storage space. From the landing a door opens to a staircase up to the top floor bedroom and doors give access to the bathroom plus the master bedroom.

**MASTER BEDROOM**

13'10 x 11'5  
An excellent size which easily allows space for a super king-size bed, bedside tables and further wall space to accommodate other bedroom furniture. Stripped wood floor and built in wardrobes. There is a window to the front.

**FOUR PIECE BATHROOM**

11' x 10'6  
A gorgeous bathroom with a suite consisting of a claw foot bath, walk-in double shower cubicle, water closet and pedestal wash basin. Designed to be in keeping with the period style and finished with exposed beams, wall tiling and a tile floor. Window with privacy glass. There is room for display furniture.

**TOP FLOOR BEDROOM**

14'2" x 14'0" (max)  
The space allows for a super king-size bed with further space for additional storage/furniture. Balustrade. Stripped wood flooring, beams and a dormer style window looking out to the front.

**SOUTHERLY GARDEN**

A short walk down a shared drive gives access to the private detached garden. The garden is organised with ease of maintenance, relaxing and entertaining in mind. There is a flat lawn, white shingled area for outside furniture and a raised deck for plant display. Access to the crafted wood car port. Log store.

**CRAFTED TIMBER CAR PORT & PARKING**

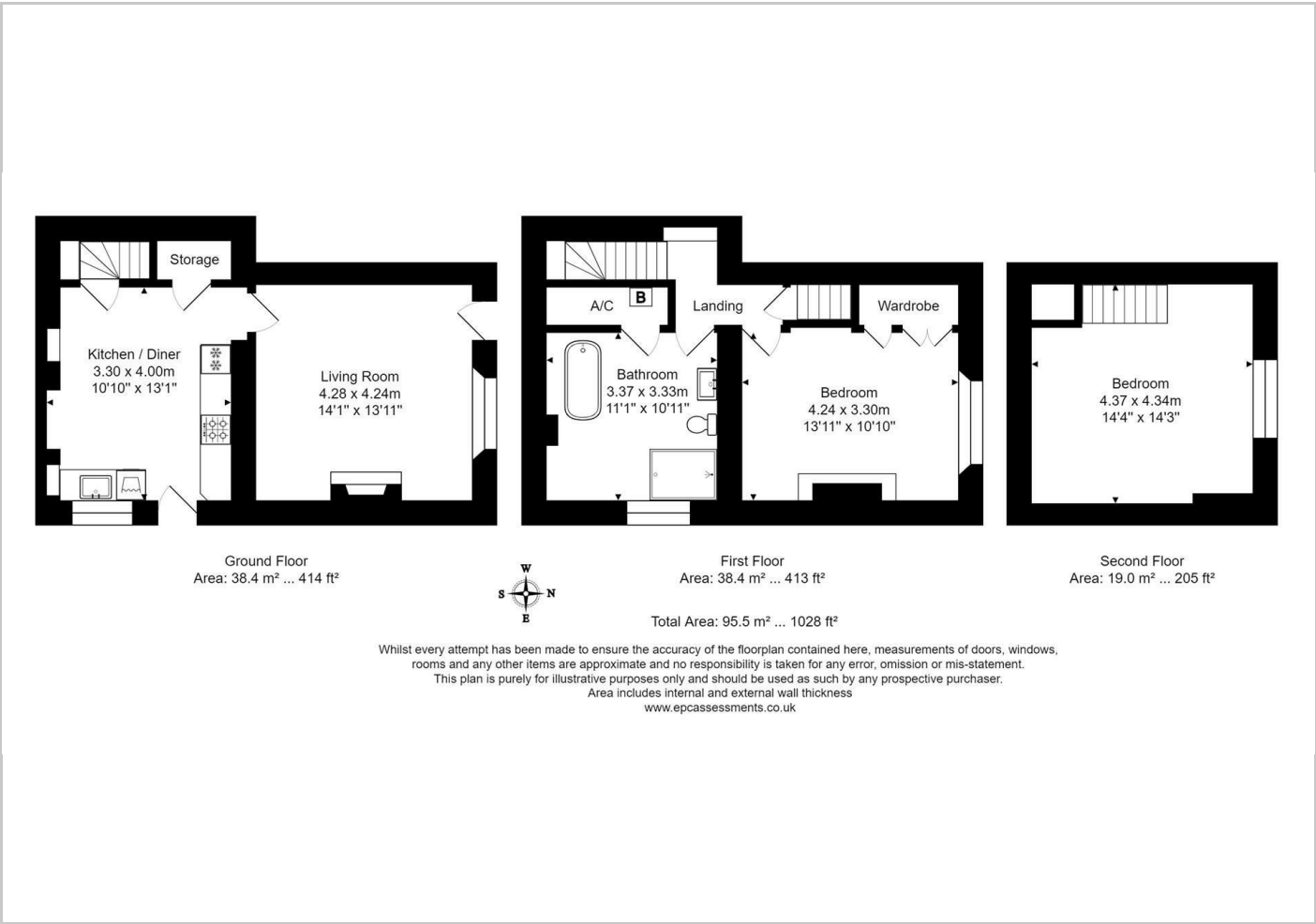
The parking is within the detached garden and features a beautifully crafted timber carport which has a pitched roof. There is space for at least two vehicles in tandem and the ability to create more if required.

**NOTE**

Images taken pre letting.



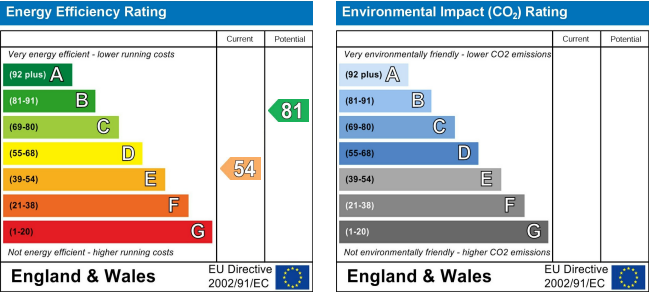
Floor Plans



Area Map



Energy Performance Graph



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