

Appleby &  
Townend

REAL ESTATE AGENTS

Sold

3 BEDROOM DETACHED | OXFORD ROAD, SN11 | £375,000



## DESCRIPTION

Fusing the best of 1930's charm with contemporary styling, this delightful detached family home offers superbly proportioned accommodation on a generous plot. The property is accessed via a covered porch which leads to a traditional reception hallway with pretty lead window sidelights, stairs rising to the first floor and a downstairs cloakroom. Doors lead to a wonderful square-bay fronted sitting room with a lovely feature fireplace inset with a wood burning stove providing a cosy focal point to the room. Double doors lead through to a fabulous open plan kitchen / dining room which proves to be the heart of the home and is a great space for both cooking and entertaining. The kitchen then feeds through to an impressive conservatory / garden room which provides useful additional living space year round and direct access to the 90'+ rear garden. Upstairs the property offers a smartly appointed family shower room, three bedrooms, two of which are good size doubles whilst the third is currently utilised as a study, ideal for working from home.

Externally, there is ample off-road parking with a driveway to the front and side access to the private rear garden which is landscaped to maximise the potential of the space with areas of raised decking, a useful paved utility area and an area of lawn with pretty well stocked shrub and herbaceous borders. Of particular note is the converted detached garage which provides superb storage space and a large workshop / studio which is fully insulated with power and lighting and plenty of potential for a myriad of uses.

Situated on the northern edge of Calne just over half a mile from the town centre, the property is well positioned to take advantage of a good range of local amenities and through routes. Marden Vale Academy (0.3 miles) and St. Edmunds Primary School (0.6 miles) are both within walking distance as are the Tesco's superstore and a good variety of local shops. Calne itself is situated on the North Wessex Downs, a





designated Area of Outstanding Natural Beauty and is just 8 miles to the east of Chippenham which provides a comprehensive range of shops, leisure facilities and a mainline train station (London Paddington 1hr 10 mins).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: D

All mains services connected. Gas fired central heating.

Owners improvements

- Chimney / repointed and relined
- New wood burning stove
- Updated stylish contemporary shower room
- Updated downstairs cloakroom
- Large garage conversion / home office / work shop with plenty of storage

Please book a viewing to find out more.

## KEY FEATURES

- 1930's Detached house
- Sitting room with wood burning stove
- Three bedrooms
- Detached workshop with store room
- Extensive rear garden
- Impressive open plan kitchen / diner
- Extensive conservatory / garden room
- Well appointed shower room
- Off-road driveway parking
- Ideally situated for local amenities







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

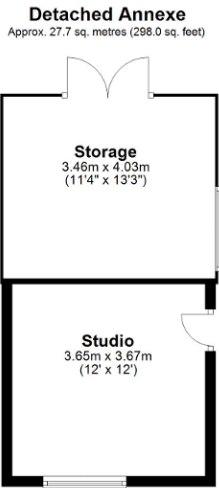
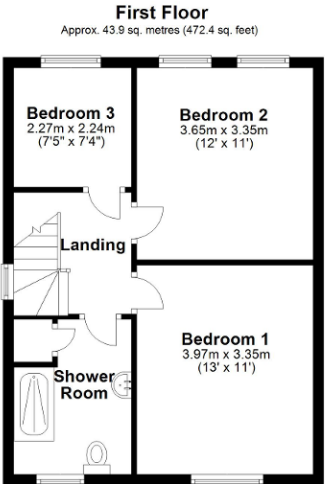
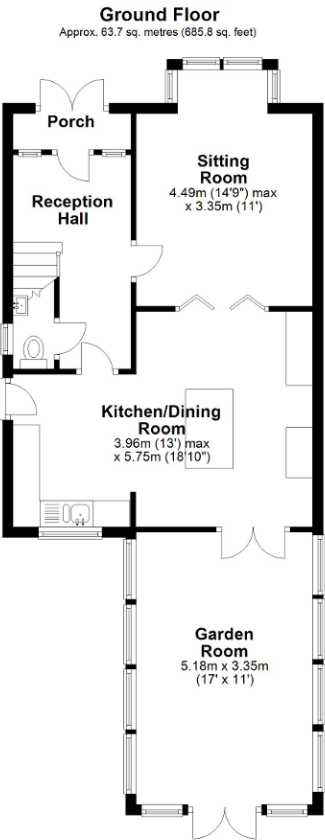
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

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Total area: approx. 135.3 sq. metres (1456.2 sq. feet)