

Gravel driveway to front and side of property proving ample parking, enclosed with stone wall, mature shrubs and trees, door to side of property providing access to annexe.

Enclosed by both wall and fencing, a generous garden featuring a large flat lawn, a patio area is positioned adjacent to the house and annexe, there is a selection of mature flowers, trees, and shrubs.



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Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

Free independent financial advice is available. Please call us for more information.

The council tax band for this property is band **D**

### Energy Efficiency Rating

Energy Efficiency Band	Running Costs (p/kWh)	Current Rating	Potential Rating
A	(62-)		
B	(61-69)		
C	(69-80)		
D	(55-68)		
E	(39-54)	53	72
F	(21-38)		
G	(1-20)		

*Not energy efficient - higher running costs*

**England & Wales**

EU Directive 2002/91/EC

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*'People & property are always at the heart of whatever we do'*



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130 London Road, Calne

Chain Free. A substantial and elegant Victorian town house offering versatile accommodation including six bedrooms, attic potential, cellar, an annexe, garden and ample parking. With stripped wooden flooring, original doors, high ceilings, the home emanates an air of grandeur. There is a large welcoming hallway and the living room is a lovely and light space with a large bay window and open fireplace with a period surround. The kitchen dining family room is fitted with a range of bespoke units, wall shelving, a range cooker and space for appliances, and is the heart of the house. There is a further reception to the rear with the utility and cloakroom off and also access to the cellar. Upstairs there are three double bedrooms, a single bedroom and a four piece family bathroom. The principle bedroom is a spacious room with a large bay window and offers an en-suite. From the landing there is access to the attic storage and a doorway to a further large attic offering future possibilities. Off the main house is the annexe which includes a good size living dining kitchen, a wet room and two bedrooms. Externally the rear garden provides ample outside space and to the front there is a good size gravel driveway.

- Substantial Victorian Property
  - Separate Two Bedroom Annexe
  - Sizable Rooms
  - Attic With Further Potential
- Filled With Character And Period Features
  - Four Further Bedrooms
  - Good Size Cellar

PROPERTY FRONT

Gravel driveway leading to entrance door.  
**ENTRANCE LOBBY** 6' 2" x 3' 10" (1.88m x 1.17m)  
Storage facility, original half glazed wooden door with glazed panel to top.  
**ENTRANCE HALLWAY** 21' 9" x 7' 6" (6.62m x 2.28m)  
An impressive entrance into the home including ceiling coving, original wooden doors leading to living room, dining kitchen family room, glazed door to inner lobby, stairs rising, radiator, stripped wooded flooring.  
**LIVING ROOM** 19' 4" x 15' 11" (5.89m x 4.85m)  
Large upvc double glazed bay window to front, picture rail, open fire with stone surround, two radiators, television point, stripped wooden flooring.  
**DINING KITCHEN FAMILY ROOM** 15' 10" x 14' 9" (4.82m x 4.49m)  
Upvc double glazed window to side, original sash window to rear, fitted bespoke floor units with sold wood work surface, upstands, wooden shelving over, double bowl ceramic sink with tiled surrounds, dual fuel range with 7 burners, space and plumbing for dishwasher, space for further appliances, radiator, stripped wooden flooring.



**INNER LOBBY** 4' 10" x 3' 4" (1.47m x 1.02m)  
Door to cellar, archway to second reception room, stripped wooden flooring.  
**SECOND RECEPTION ROOM** 15' 6" x 11' 3" (4.72m x 3.43m)  
Upvc double glazed window to rear, built in linen/crockery cupboard, latch door to utility room, opening through to annexe, radiator, laminate flooring.  
**UTILITY ROOM** 9' 8" x 5' 7" (2.94m x 1.70m)  
Window to side, solid wood bespoke wall and base cabinets with solid wood work surface over, Belfast sink, space and plumbing for washing machine, space for tumble dryer, latch door to cloakroom, door to garden.  
**CLOAKROOM** 5' 8" x 5' 3" (1.73m x 1.60m)  
Window to side, fitted close coupled w.c., wall mounted wash hand basin, laminate flooring.  
**ANNEXE ENTRANCE HALLWAY**  
Accessed either via the main property or externally. Entrance hall with opening through to dining kitchen living room,, door to wet room, external door to side parquet flooring.



**WET ROOM** 9' 3" x 4' 0" (2.82m x 1.22m)  
Round window to side, fitted suite including vanity wash hand basin, hidden cistern close coupled w.c., shower, chrome ladder style radiator, tiled flooring.  
**ANNEXE LIVING DINING KITCHEN** 13' 4" x 12' 0" (4.06m x 3.65m)  
Bespoke wall and base cabinets units with solid wood work surface over, Belfast sink, tiled splash backs, space for small undercounter fridge freezer, tongue and grove, radiator, parquet flooring, opening to inner hallway, upvc French doors with window each side to garden.  
**INNER HALLWAY**  
Doors to bedrooms.  
**BEDROOM ONE** 13' 11" x 8' 1" (4.24m x 2.46m)  
Three upvc double glazed windows to front, fitted unit to include hanging rail and dressing table.  
**BEDROOM TWO** 14' 4" x 8' 5" (4.37m x 2.56m)



Narrowing to one end, double glazed window to side.  
**FIRST FLOOR ACCOMMODATION**  
**FIRST FLOOR LANDING**  
Doors bedrooms, family bathroom and stairs to attic room, stripped wooden flooring.  
  
**BEDROOM ONE** 19' 8" x 16' 1" (5.99m x 4.90m)  
Upvc double glazed bay window to front, picture rail, radiator, stripped wooden flooring, double doors to en-suite.  
**EN-SUITE** 7' 0" x 3' 2" (2.13m x 0.96m)  
Fitted suite comprising vanity wash hand basin, close coupled w.c., shower cubicle, chrome ladder style radiator, vinyl flooring.  
**BEDROOM TWO** 16' 0" x 14' 10" (4.87m x 4.52m)  
Upvc double glazed window to side and rear, vanity sink unit, radiator, laminate flooring.  
**BEDROOM THREE** 11' 11" x 10' 11" (3.63m x 3.32m)  
Upvc double glazed window to rear, corner storage, radiator, laminate flooring.  
**BEDROOM FOUR** 14' 11" x 7' 5" (4.54m x 2.26m)  
Upvc double glazed window to front, ceiling coving, radiator, stripped wooden flooring.  
**FAMILY BATHROOM** 8' 11" x 7' 4" (2.72m x 2.23m)  
Upvc double glazed obscure window to rear, modern fitted suite comprising close coupled w.c., vanity wash hand basin, tiled splashbacks, freestanding bath, walk in shower cubicle, chrome ladder style radiator, tiled flooring.

