



Moggs Lane, Calstone
Calne, SN11 8QD

STRAKERS

Thatchwick, 4 Moggs Lane, Calstone, Calne, Wiltshire, SN11 8QD

A beautiful non listed 3 Bedroom semi-detached
thatched cottage set in a stunning hamlet close
to Devizes, Calne and Marlborough

- Three Bedrooms
- Semi-Detached
- Thatched Cottage
- Not Listed
- Excellent Finish Throughout
- Front & Rear Gardens
- Parking
- Character Features
- Rural Location

Guide Price £395,000



****THREE BEDROOM SEMI-DETACHED THATCHED COTTAGE**RURAL SETTING**CHARACTER FEATURES**NOT LISTED****

This charming thatched cottage offers the perfect chocolate box lifestyle set within the popular and sought after hamlet of Calstone which offers beautiful local walks and countryside yet easy access to local towns such as Devizes, Calne and Marlborough. With character features such as exposed beams, leaded windows and thatched roof, there is immediate curb appeal on approaching the house. Divided into two parts the house, situated in a no through lane, would make an ideal opportunity for a family and those seeking peace and privacy in a rural location.

On the ground floor is a dining/family room with staircase leading to upstairs and also onto the bespoke kitchen facing the front. There is a stunning living room with Norwegian Stove, opening to the enclosed garden to the rear and staircase leading upstairs to the master bedroom. The family bathroom is located on the ground floor.

On the first floor is the spacious master bedroom with dual aspect views, a second bedroom with sink and a smaller third bedroom.

The garden to the rear is fully enclosed by hedgerows with a veranda and the front garden has a shed and established shrubbery and also offers enough room for a driveway. There is a parking bay available opposite the house.

Situation

The Cottage is situated in an idyllic location, in a picturesque hamlet at the foot of the Cherhill Downs with panoramic views across neighbouring fields and the surrounding downland. Above the cottage lies the ancient church of St Mary's. Communications are excellent with good road access to the major employment centres of Bath, Bristol and Swindon; via the A4 and M4, London and the West Country; and London, by rail from Chippenham (Paddington about 75 minutes). Calstone lies within an Area of Outstanding Natural Beauty noted for its stunning countryside and it is well served by the neighbouring towns of Calne, Chippenham, Devizes and Marlborough, each providing comprehensive shopping facilities and amenities. There is a good choice of private and state schooling in the area and those with interests in country and leisure pursuits are well catered for in the region.

Property Information

Freehold.

C/Tax Band E.

EPC Rating: F

Services: Mains Water, electricity and drainage LPG Heating

Semi Detached



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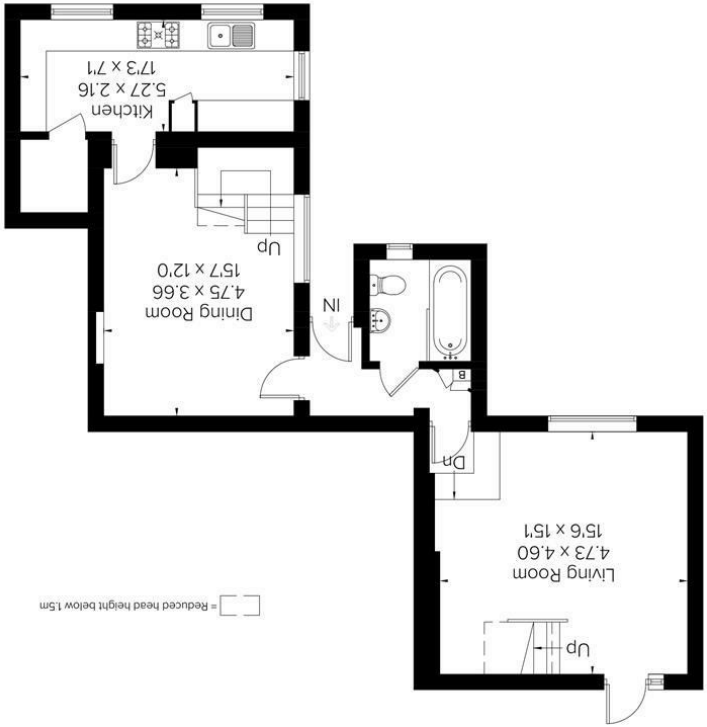
Email: dezives@strakers.co.uk

Tel: 01380 723451

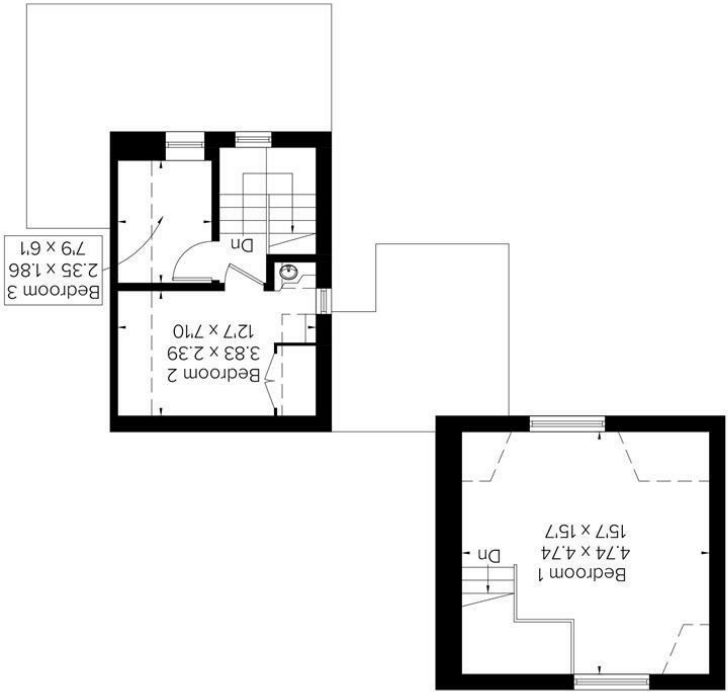
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 235450

Ground Floor



First Floor



Approximate Area = 106.7 sq m / 1149 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)

