



**strakers**

7 Back Road, Calne, Wiltshire, SN11 0BA

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⑨ 7 Back Road, Calne, Wiltshire, SN11 0BA

⌚ Price Guide £215,000

A very well presented, delightful two double bedroom Grade Two Listed period cottage with many original features including open fireplace, exposed beam work and open stone work walls. There is a pretty courtyard garden and is located on a peaceful no-through road close to town centre amenities.

- Beautiful Cottage
- Two Double Bedrooms
- Very Well Presented
- Many Original Period Features
- Pretty Courtyard Garden
- Quiet No-Through Road
- Close to Amenities
- Fireplace With Wood Burner
- Grade Two Listed

❖ Freehold

㉚ EPC Rating



A very well presented, delightful two double bedroom period cottage with many original features including open fireplace with wood burner, exposed beam work and open stone work walls. There is a pretty courtyard garden and is located on a peaceful no-through road close to town centre amenities.

Accommodation over two floor comprises; a nice size sitting room leading through to a dining area, lovely fitted kitchen and shower room and separate cloakroom providing external access.

The two double bedrooms are located to the first floor. The property further benefits from a delightful, private courtyard garden located to the rear of the property.

#### **Situation**

The property is located within easy reach of the Calne town centre providing a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

#### **Property Information**

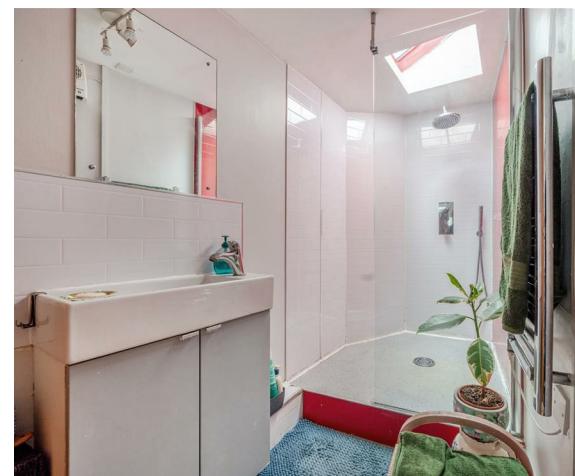
Council Tax Band; B

Freehold

Grade II Listed

Mains Electricity, Water and Drainage

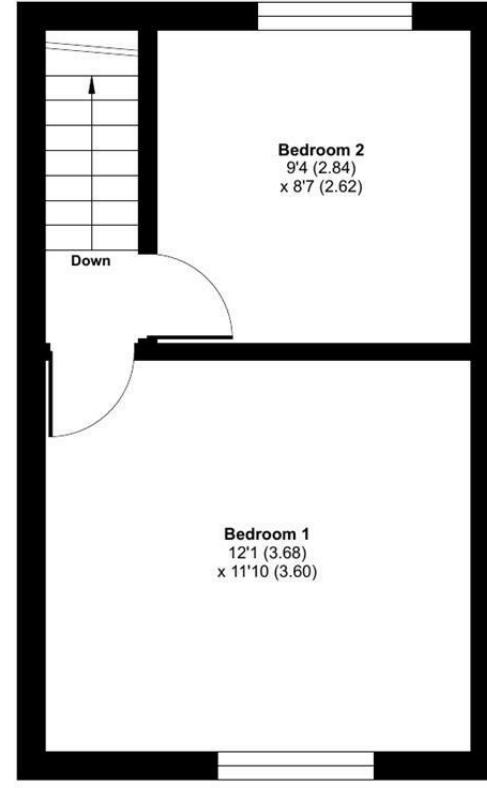
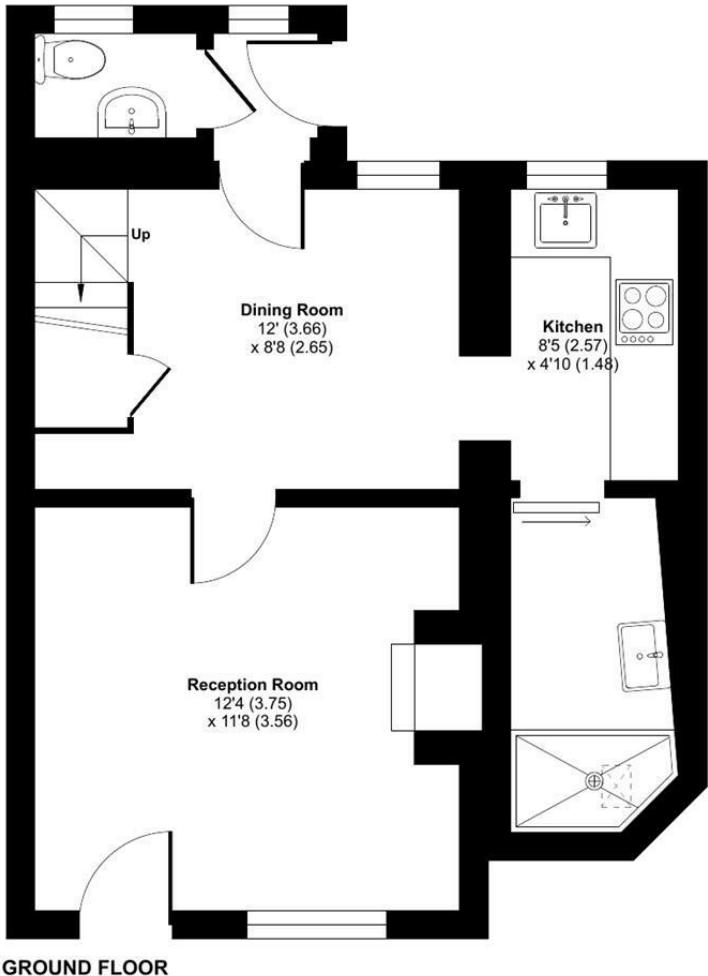
EPC Rating; Exempt



## Back Road, Calne, SN11

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Strakers. REF: 1315204

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