



WESSINGTON LODGE, LONDON ROAD,  
CALNE

Carter Jonas



# WESSINGTON LODGE, 153 LONDON ROAD, CALNE, SN11 0AQ

## AMENITIES

- Sitting Room
- Reception room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garden
- Garage and Parking

## SITUATION

Wessington Lodge is situated on the London Road and a short walk from the town centre of Calne. Calne itself provides a comprehensive range of amenities including a choice of shops and supermarkets, numerous sports centres with indoor swimming pools, a contemporary public library, churches and schooling for all age groups.

It is an expanding North Wiltshire town within easy travelling distance of larger towns that include Chippenham 6 miles and Swindon 18 miles. Junctions 15 and 16 of the M4 motorway are both easily accessible, whilst the mainline railway station at Chippenham provides regular services to London, Bath and Bristol. The historic market town of Marlborough is approx 11 miles away, with many boutique shops, cafes and restaurants. There is an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

## DESCRIPTION

Wessington Lodge is a detached Grade II Listed cottage situated on the London Road in the historic market town of Calne.

The property offers flexible living accommodation with two reception rooms, one with a fireplace with wood burning stove and the other with a working open fireplace and a feature wooden bench window seat. The separate dining room is just off the kitchen and has a lovely feature exposed brick wall. The kitchen has a range of wall and base units, spaces for appliances and an original wooden door opening out to the rear garden.

Upstairs are two generously proportioned double bedrooms with built in wardrobes, both of which are served by the larger than average family bathroom with freestanding roll-top bath and separate shower cubicle.

The property is offered with vacant possession and no onward chain.

**AN ATTRACTIVE GRADE II LISTED DETACHED COTTAGE WITHIN WALKING DISTANCE OF THE MARKET TOWN OF CALNE.**



## OUTSIDE

Approached via a five-bar wooden gate, there is gravelled parking for several vehicles and a detached double garage. A timber and stone porch leads to the front door. The gardens are mainly laid to lawn with mature hedge borders that wrap around the property and there is a summerhouse for storage and a greenhouse. The garden has a lovely private feel and is not overlooked by any neighbouring properties.

**TENURE** Freehold

**EPC BAND** E.

**GUIDE PRICE:** £375,000 (Subject to Contract)

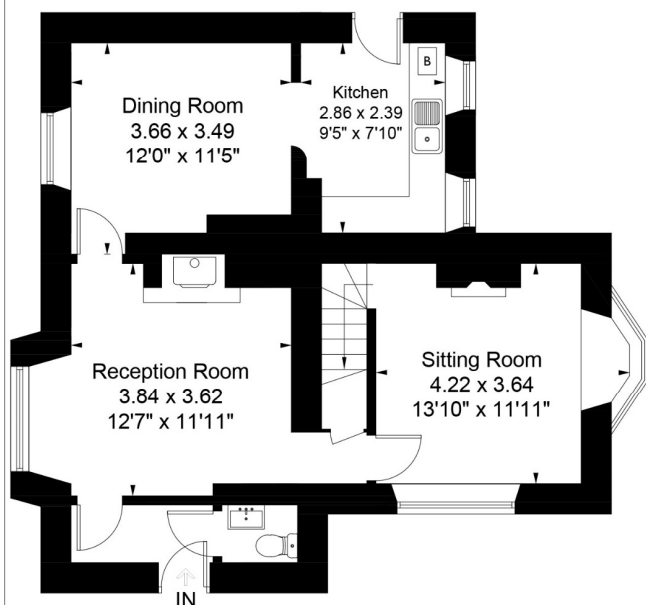
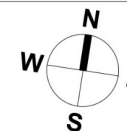
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



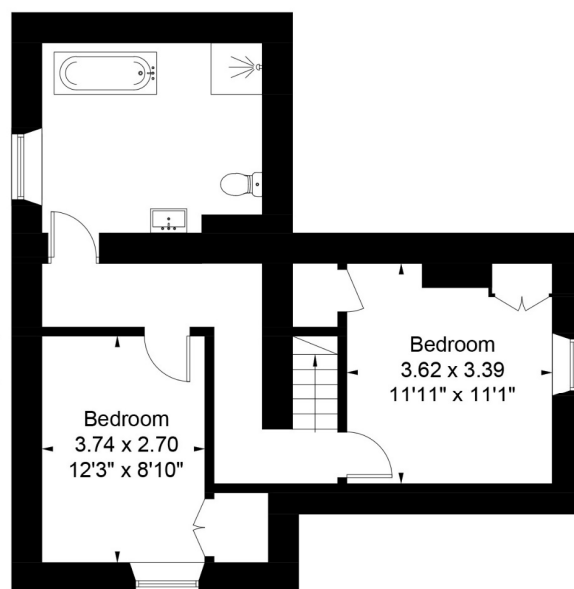




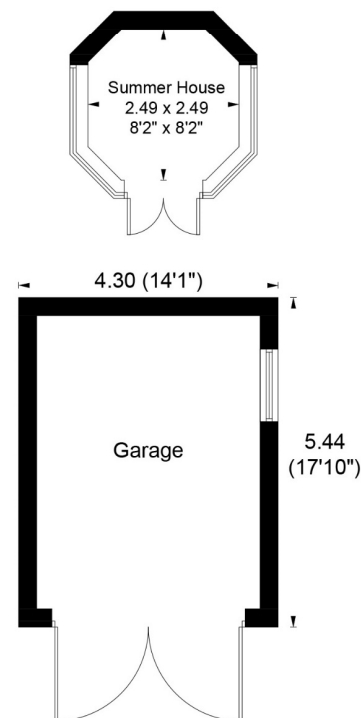
Wessington Lodge, 153 London Road, Calne, SN11 0AQ  
 Approximate Area = 1181 sq ft / 109.7 sq m  
 Outbuildings = 253 sq ft / 23.5 sq m  
 Total = 1434 sq ft / 133.2 sq m



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)  
Outbuildings

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 324187

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#### IMPORTANT INFORMATION

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Classification L2 - Business Data