



127A London Road, Calne, SN11 0AQ

Offers Over £250,000

NEW HOME - ONE OF TWO BUILT - READY TO MOVE IN - 10 YEAR BUILDZONE STRUCTURAL WARRANTY - This two double bedroom semi detached home offers a generous 823sqft of space, larger than your average two bedroom home. Its stylish and contemporary feel runs throughout the home from the Howdens kitchen with Oak surfaces and integrated appliances to the bathroom with Chrome towel radiators, vanity storage separate shower and bath. To the rear is a landscaped garden and to the side a private numbered parking space. A viewing is essential to fully appreciate all this property has to offer.

Calne

Calne is a charming market town in Wiltshire, England. It's known for its historic architecture, picturesque streets, and scenic surroundings. Calne has a rich history, with many buildings dating back to the 18th century. The town has a range of shops, cafes, and community events, giving it a lively atmosphere. It's also close to beautiful countryside, making it a great base for exploring the local area. Calne has a strong sense of community, with many residents and visitors enjoying its quaint charm and scenic beauty.

P3 Properties

P3 Properties, are a family-run business with a longstanding heritage in the construction sector. With their very first development of new homes, they are bringing a fresh perspective to housebuilding, focusing on delivering quality and care in every detail. They believe that building a home is about more than just bricks and mortar; it's about creating a space that reflects comfort, style, and long-term value.

127A London Road

Arriving at the property you have the convenience of your own personal parking space which has the added benefit of a retractable bollard to ensure your space is always kept free. On entering this brand new home you immediately get a sense for the quality of finish you will experience throughout this home.

From the entrance hall the stairs lead to the first floor, there is a store cupboard for bags and coats, door to the cloakroom with toilet and wash hand basin and door in the the open plan kitchen and living space.

The overriding feel of this room is space.... It has ample room for living and dining furniture with under stairs storage and French doors leading in to the garden.

The kitchen is fitted with a range of Howdens floor and wall mounted units, Oak work surfaces, Belfast sink, electric oven, Induction hob, extractor fan, dishwasher, washing machine and fridge/freezer. A huge benefit to any buyer to have all these items included within the purchase price.

The first floor landing with window to the rear provides doors to both double bedrooms and the bathroom. To the front is bedroom one and to the rear bedroom two. Both comfortable double bedrooms.

The bathroom at the front not only offers a bath with shower attachment but also a completely separate shower cubicle. There is a toilet, wash hand basin and vanity storage as well as chrome towel radiator and partially tiled walls. An impressive level of space and finish for a two bedroom home.

At the rear the garden has been landscaped offering lower and upper tiers of seating and space for socialising. There is gated side access to the front of the home.

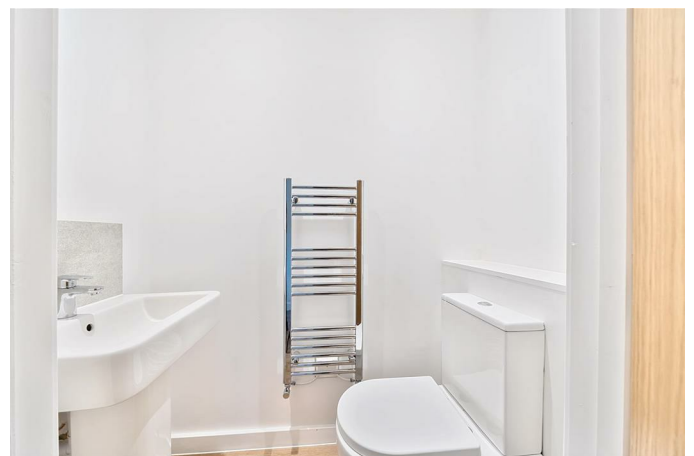
This home needs to be viewed to be fully appreciated. The standard of fittings and inclusion of integrated appliances as well as the finish of the outdoor space is a far cry from the mass developed new homes of today.

Tenure

We are advised by the .Gov website that the property is Freehold.

Council Tax

The rateable value is to be confirmed.







Floor Plan

London Road, Calne, SN11

Approximate Area = 832 sq ft / 77.3 sq m
For identification only - Not to scale

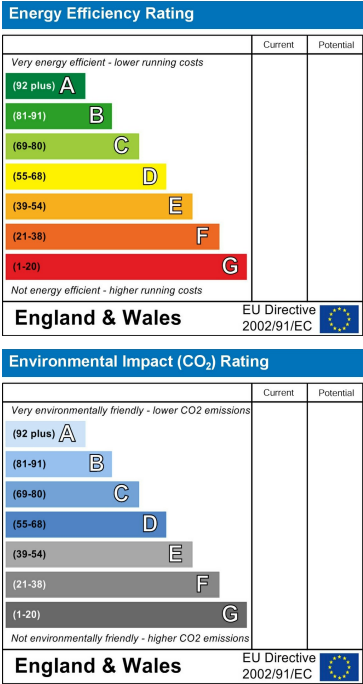


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Kingsley Pike. REF: 1288900

Area Map



Energy Efficiency Graph



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