



The Barbury, High Penn Park Calne

£520,000



PLOT 161, THE BARBURY is a beautifully designed, detached family home offering spacious accommodation to include four double bedrooms with two en suite shower rooms, separate dining room, utility room and study. Good sized walled garden and double garage. Situated on an attractive development by the award winning local developer Hills Homes, located on the outskirts of the Wiltshire market town of Calne.

Accommodation

Accommodation includes: entrance hall, living room, study, kitchen, dining room, laundry and cloakroom to the ground floor. Master bedroom with built in wardrobes and en-suite, bedroom two with built in wardrobes and en-suite, two further double bedrooms and family bathroom to first floor. Externally the property offers a good sized walled rear garden offering a high degree of privacy and double garage.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

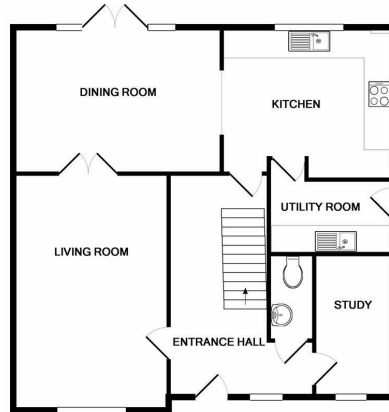
Viewing Arrangements
 High Penn Park Site Office
 Open Tuesday - Saturday
 10am - 4pm

Agents Note

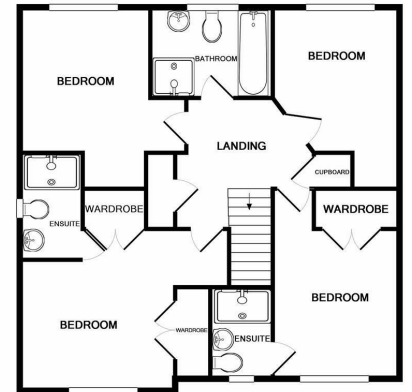
Photographs are taken from computer generated images, stock plots and show homes.

Agents Note

Estate charge approximately £285.25 per annum.

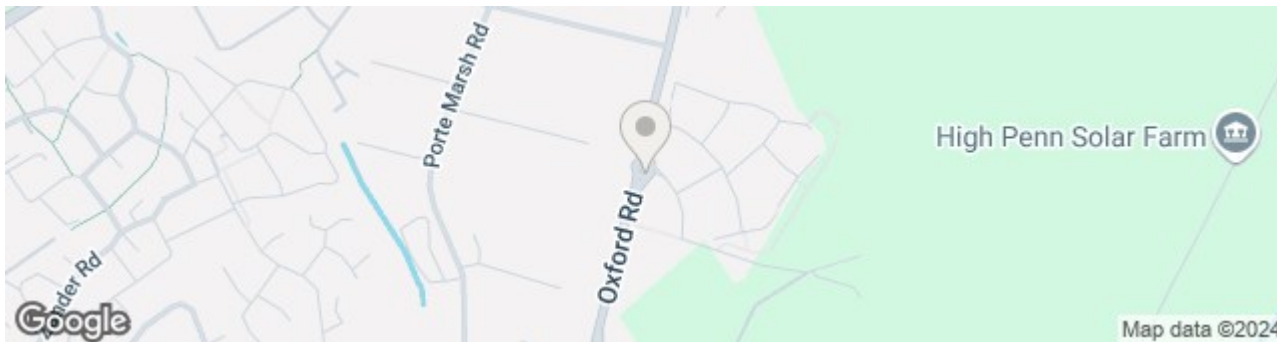


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mettrix 6/20/19



Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs work	E		
Needs work	F		
Very inefficient - higher running costs	G		

England & Wales		Current	Desired
Very environmentally friendly - lower CO2 emissions	A		
Environmentally friendly	B		
Decent	C		
Below average	D		
Needs work	E		
Needs work	F		
Very inefficient - higher CO2 emissions	G		

EU Directive 2002/91/EC

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

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