



High Penn Park Calne

Price Guide £525,000



An attractive development by the award winning local developer Hills Homes, situated on the outskirts of the Wiltshire market town of Calne. Plot 21 The Barbury is a four bedroom detached former Show h Home with single garage and landscaped rear garden. Sold as seen to include Furniture, Fixtures & Fittings.

**VIEWING ARRANGEMENTS**

Sales office open 10 - 4 - Wednesday - Saturday  
High Penn Park  
Email: hpp@atwellmartin.co.uk

**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 an enclosed rear garden and single 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

**Council Tax Band & Estate Charge**  
Wiltshire Council Tax - Band F - tbc

**Tenure - Freehold with a Development Service Charge of approximately £285.00 per annum**

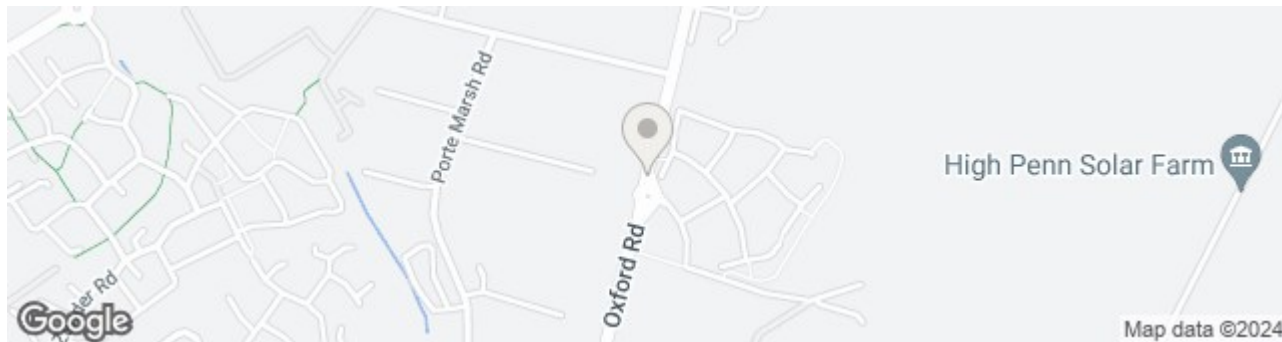


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	100-200k	A	
Energy efficient	200-350k	B	
Decent energy efficiency	350-500k	C	
Some energy efficiency	500-700k	D	
Low energy efficiency	700-900k	E	
Very low energy efficiency	900-1200k	F	
Non-energy efficient - higher running costs	1200k+	G	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	100-200k	A	
Environmentally friendly	200-350k	B	
Decent environmental friendliness	350-500k	C	
Some environmental friendliness	500-700k	D	
Low environmental friendliness	700-900k	E	
Very low environmental friendliness	900-1200k	F	
Non-environmentally friendly - higher CO <sub>2</sub> emissions	1200k+	G	

England & Wales  
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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