



Middle Lane, Calne

Guide price £559,995

Nestled in the heart of Cherhill, whilst still close to the pub and with views of the White Horse is Rowan House. A three bedroom detached home offering plentiful living space and good sized bedrooms. A shingled driveway and double garage with internal access.

Atwell Martin are pleased to offer for sale this well positioned three bedroom home in the popular village of Cherhill with views of the White Horse.

Situation Cherhill

Cherhill is situated on the A4 between Calne and Marlborough. It is best known for the 17th century White Horse and Obelisk situated on the Cherhill Downs and is owned by the National Trust. The area is popular with walkers who enjoy the beautiful countryside and farmland which surrounds this thriving village. The eclectic mix of property available in the village comprises 14th Century thatched cottages, contemporary new build and individual self built residences. This mix of housing with a church, village pub, primary school and village hall delivers a strong community feeling and wonderful place to live. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centers 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.

The Accommodation

The accommodation is arranged as follows:

Entrance Hall

Spacious entrance hall with doors to living room, dining room and cloakroom, laminate flooring, storage cupboard, stairs to first floor landing.

Cloakroom

Upvc double glazed window to the front, two piece suite comprising a low level WC and wash hand basin, radiator.

Living Room 6.45m x 4.24m (21'2 x 13'11)

Upvc double glazed window to the front and sliding patio door to the conservatory. feature fireplace with Multi fuel stove, two radiators, laminate flooring.

Kitchen/Dining Room 6.43m x 3.58m (21'1 x 11'9)

With Upvc double glazed window to the front, newly fitted kitchen offering a range of wall and base units with worktops over, stainless steel sink/drain, electric oven and electric hob with stainless steel extractor fan over, space for fridge/freezer. radiator, French doors to conservatory and door to double garage..

Conservatory 9.63m x 2.59m (31'7 x 8'6)

Upvc construction with windows to three sides and two French doors leading out to the garden.

First Floor Landing

Upvc double glazed window to the rear, doors to bedrooms and family bathroom, storage cupboard, radiator, access to loft space.

Bedroom One 5.28m x 3.30m (17'4 x 10'10)

Two Upvc double glazed windows to the front, built in wardrobes, radiator.

Dressing Room 1.75m x 1.35m (5'9 x 4'5)

Further wardrobe space and door to En Suite.

En-Suite

Upvc double glazed window to the front. Three piece suite comprising a shower cubicle, low level WC and wash hand basin, radiator, extractor fan.

Bedroom Two 3.66m x 3.20m (12' x 10'6)

Upvc double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three 3.56m x 2.87m (11'8 x 9'5)

Upvc double glazed window to rear, radiator.

Family Bathroom

Upvc double glazed window to the front. Three piece suite comprising a walk in bath, low level WC and wash hand basin with storage under, heated towel rail, part tiled walls and tiled flooring.

Externally

Frontage

To the front of the is a lawn area and a driveway with ample parking.

Double Garage 5.61m x 5.16m (18'5 x 16'11)

With two up and over garage doors, window to the side, power and light, door to kitchen. Space and plumbing for an automatic washing machine.

Rear Garden

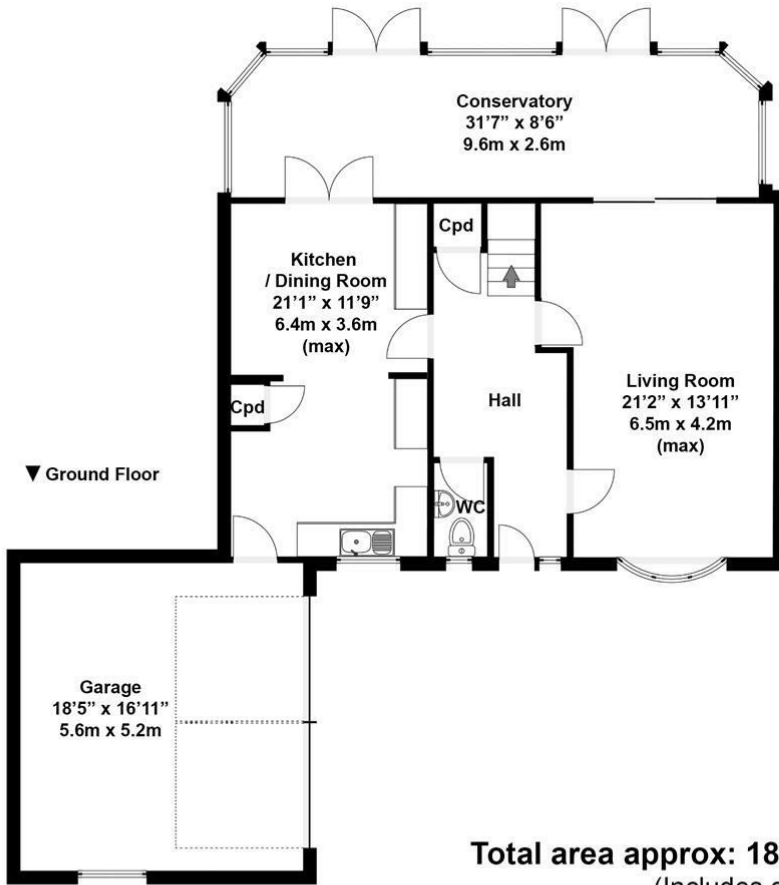
Fully enclosed and laid mainly to lawn, mature planting and a greenhouse.

Agents Note

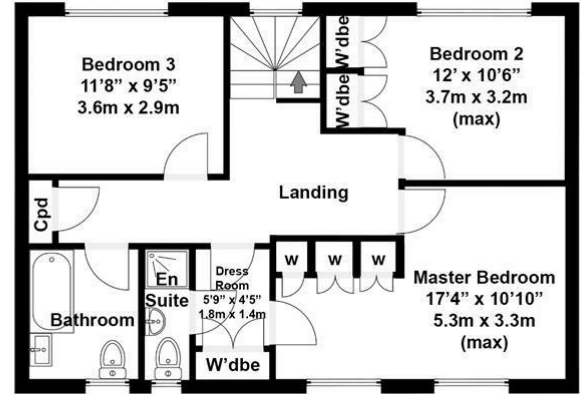
Council Tax Band F







▼ 1st Floor



Total area approx: 1883 sq ft / 175 sq m
(Includes garage)

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing