



Station Road, Calne

Guide price £175,000

An attractive Coach House situated on the popular Station Meadows Development, close to the town centre and all its amenities. The accommodation comprises a living/dining room, kitchen, bathroom and two double bedrooms. It also benefits from countryside views to the rear and one allocated parking space.

### Location

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

### Accommodation

The accommodation is arranged as follows:

#### Entrance Hall

Double glazed front door into entrance hall, radiator, stairs to first floor.

#### Living/Dining Room 4.32m x 5.38m (14'2" x 17'8")

Upvc double glazed windows to front and rear with countryside views, two radiators, opening to kitchen, storage cupboard housing gas central heating boiler, door to inner hall.

#### Kitchen 2.06m x 2.29m (6'9" x 7'6")

Fitted kitchen offering a range of wall and base units, stainless steel sink and drainer inset to rolled edge work surfaces. Integrated electric oven and four ring electric hob with matching cooker hood over. Integrated washing machine, space for fridge freezer, extractor fan, skylight.

#### Inner Hall 3.15 x 0.92 (10'4" x 3'0")

Access to roof void, radiator, doors to bedrooms and bathroom.

#### Bedroom One 2.95m x 3.05m (9'8" x 10'0")

Upvc double glazed window to rear with countryside views, radiator.

#### Bedroom Two 3.00m x 2.24m (9'10" x 7'4")

Upvc double glazed window to front, radiator.

#### Bathroom 2.01m x 1.98m (6'7" x 6'5")

Bath with shower over and glazed shower screen, wash hand basin, low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, tiled flooring, skylight.

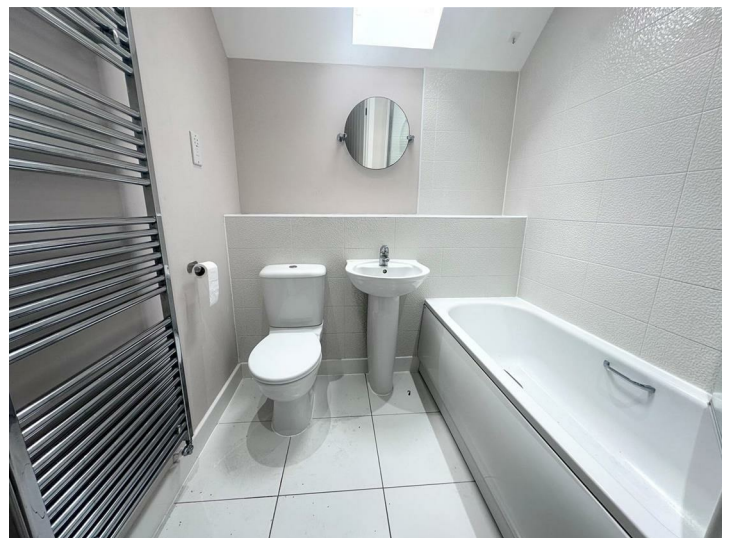
#### Externally

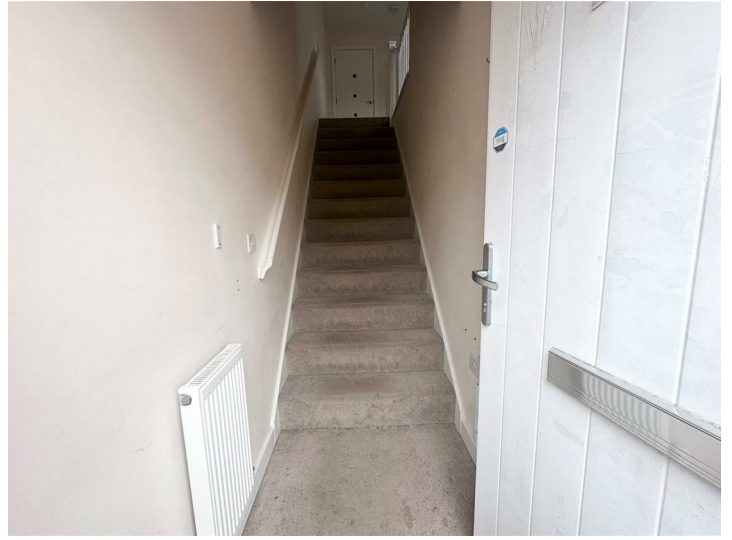
To the front of the property is one allocated parking space.

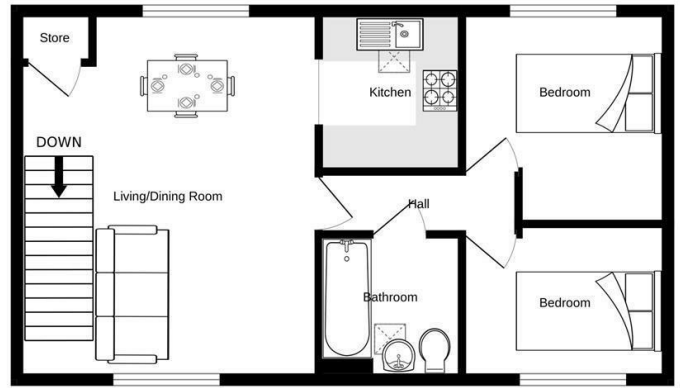
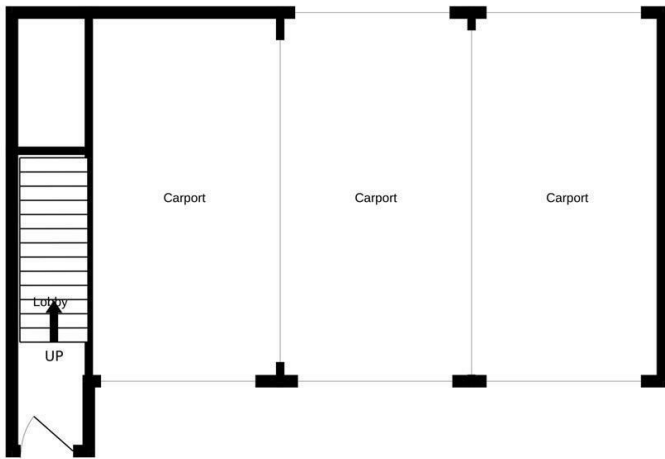
#### Agents Note

Council Tax Band C.

Management fee of approx £300 per annum.







TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

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			96
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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