

OVER
30
YEARS OF
MOVING
PEOPLE

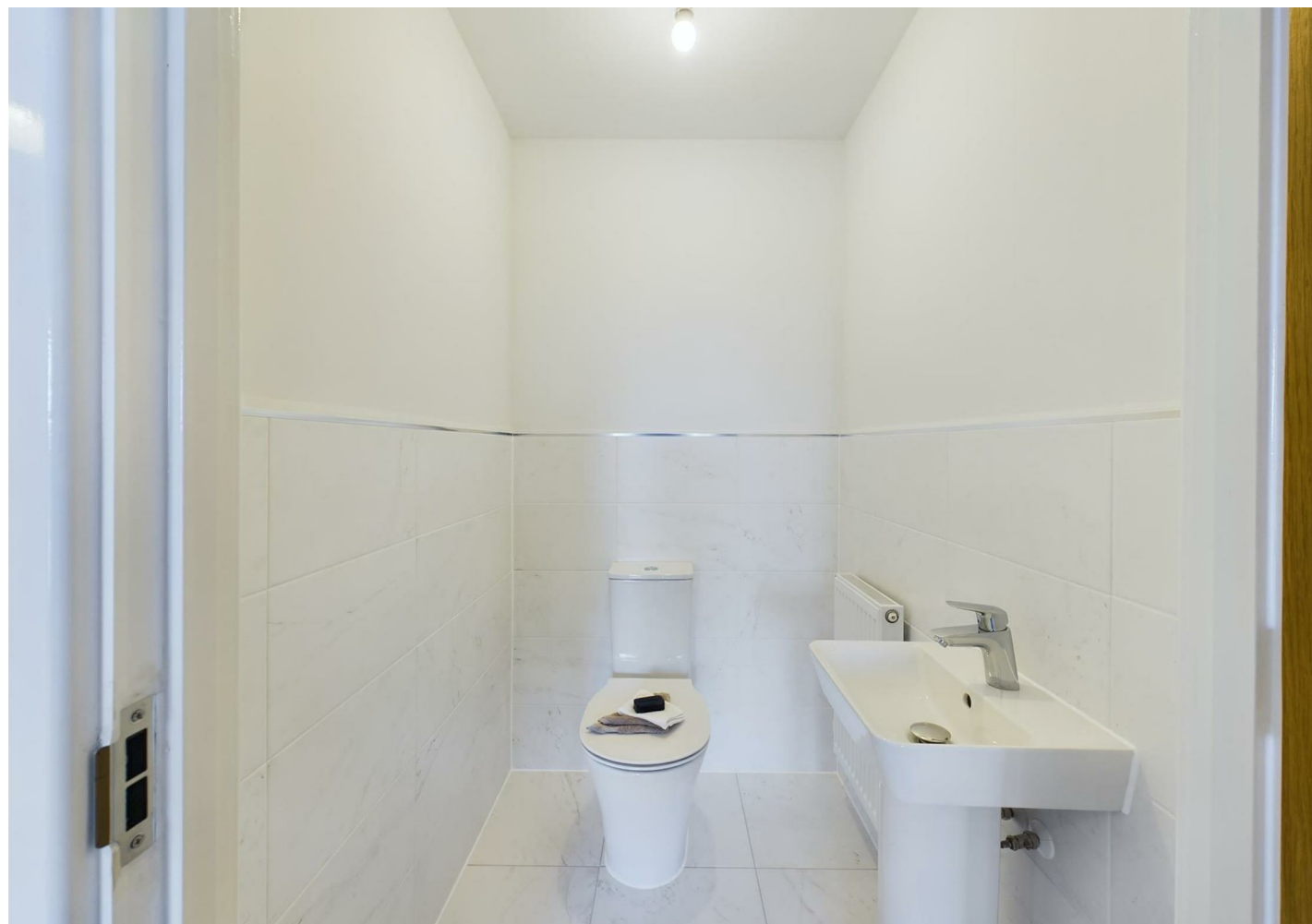
**ATWELL
MARTIN**
ESTATE AGENTS



Stoke Meadow,, Calne SN11 0FU

£690,000

Stoke Meadow is a beautifully designed development of 154 homes set on the south-westerly edge of the historical Wiltshire market town of Calne. Consisting of two, three and four bedroom properties, the site has been designed with the towns local vernacular in mind to provide a delightful place to live and enjoy the local countryside and all the local amenities. Benefiting from good road and transport links, the town is ideally located to access the major centres of Bath, Bristol and Swindon.



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 World 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

The Accommodation

Ground Floor comprising of: entrance hall, living room, study, open plan kitchen / diner, utility room and wc.

To the first floor, four good sized bedrooms with master benefitting from an en-suite. Separate four piece family bathroom suite.

Externally: double garage with parking for three vehicles, great sized garden and neighbours the woodland area.

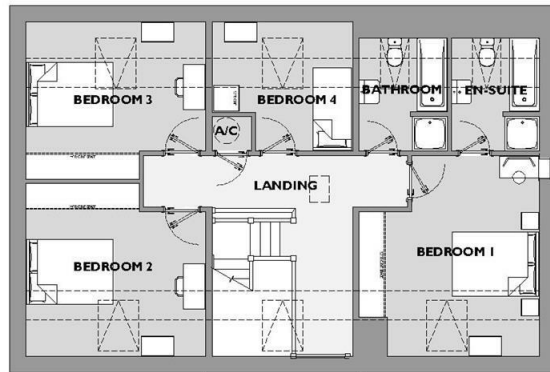
Agents Note

Photographs are taken from computer generated images and show homes.

Council Tax & Service Charge

Council Tax - to be confirmed

Service Charge - please enquire for details



FIRST FLOOR



GROUND FLOOR

PLOT 99 FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.52 x 4.65m (11'7 x 15'3ft max)
(Dimensions excluding wardrobe recess)

Bedroom 2
4.17 x 3.35m (13'8 x 11ft max)
(Dimensions excluding wardrobe recess)

Bedroom 3
4.17 x 2.99m (13'8 x 9'10ft max)
(Dimensions excluding wardrobe recess)

Bedroom 4
3.25 x 2.99m (10'8 x 9'10ft max)

GROUND FLOOR

Living Room
4.17 x 5.20m (13'8 x 17'1ft max)

Kitchen / Dining Room
4.17 x 7.75m (13'8 x 25'5ft max)

Study
4.17 x 2.45m (13'8 x 8'0ft max)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	

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