

OVER
30
YEARS OF
MOVING
PEOPLE

**ATWELL
MARTIN**
ESTATE AGENTS



Stoke Meadow, Calne SN11 0FU

£550,000

READY TO MOVE INTO NOW WITH A GREAT INCENTIVE! - Reserve before the 31st December Fitted flooring included and £15,000 towards stamp duty!

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 town's 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 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

The Accommodation

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

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

Externally: double garage with parking for two vehicles, great sized garden.

Agents Note

Photographs are taken from computer generated images and show homes.

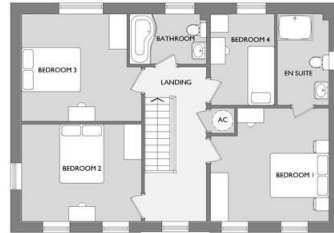
Council Tax & Service Charge

Council Tax - to be confirmed

Service Charge - please enquire for details



PLOT 154 FOUR BEDROOM HOME



First Floor

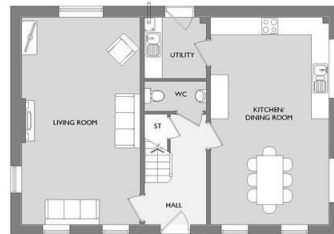
FIRST FLOOR

Bedroom 1
4.02 x 3.85m max (13'2 x 127 ft max)

Bedroom 2
4.07 x 3.30m (13'4 x 109 ft)

Bedroom 3
4.07 x 3.65m max (13'4 x 11'11 ft max)

Bedroom 4
2.16 x 3.10m (7'1 x 10'2 ft)



Ground Floor

GROUND FLOOR

Kitchen / Dining Room
4.02 x 7.05m (13'2 x 23'1 ft)

Living Room
4.02 x 7.05m (13'2 x 23'1 ft)



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			
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	

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