

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Stoke Meadow, Calne SN11 0FU

£500,000

*** final home remaining **** £10,000 towards stamp duty for reservations before the 25th April ***** Flooring included!

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 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.

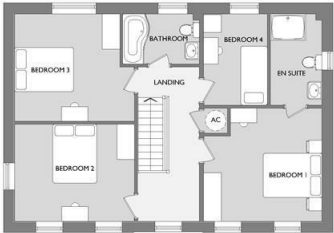
Externally: double garage with parking for two vehicles, great sized garden.

Agents Note

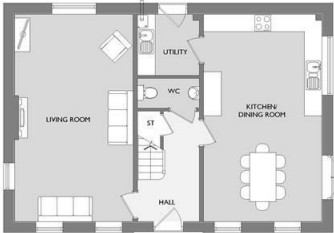
Photographs are taken from computer generated images and show homes.

Council Tax & Service Charge

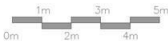
Council Tax - to be confirmed
Service Charge - please enquire for details



First Floor



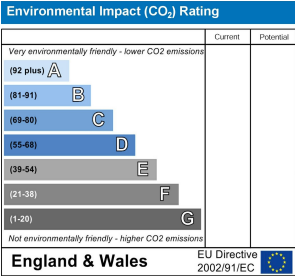
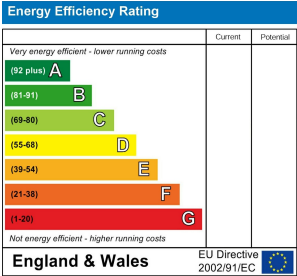
Ground Floor



PLOT 154
FOUR BEDROOM HOME

- FIRST FLOOR
- Bedroom 1
4.02 x 3.85m max (13'2 x 12'7 ft max)
 - Bedroom 2
4.07 x 3.30m (13'4 x 10'9 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
- 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)



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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.

