



The Kington, High Penn Park Calne

Price Guide £325,000



FORMER SHOW HOME - Plot 3 The Kington is a three bedroom semi detached property with two parking spaces. The property is to be sold as seen, to include light fittings, curtains and blinds and furniture.

Accommodation

Accommodation includes: entrance hall, cloakroom, living room, kitchen/dining room to the ground floor. Master bedroom with ensuite, two further bedrooms and family bathroom to the first floor. Externally the property offers an enclosed rear garden, and two parking spaces.

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.

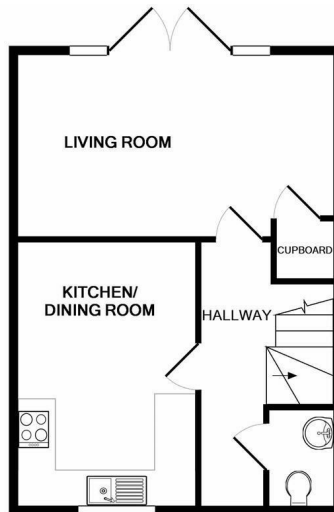
There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

Council Tax & Service Charge

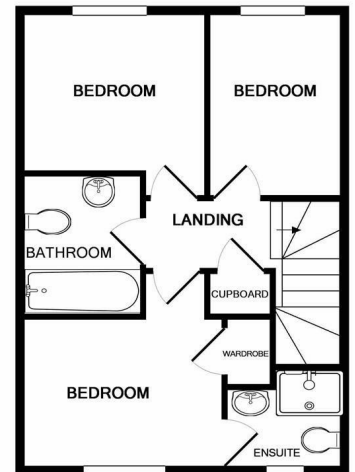
Council tax & service charge to be confirmed.

Viewing Arrangements

Sales Office Open - Wednesday - Saturday
10am - 4pm

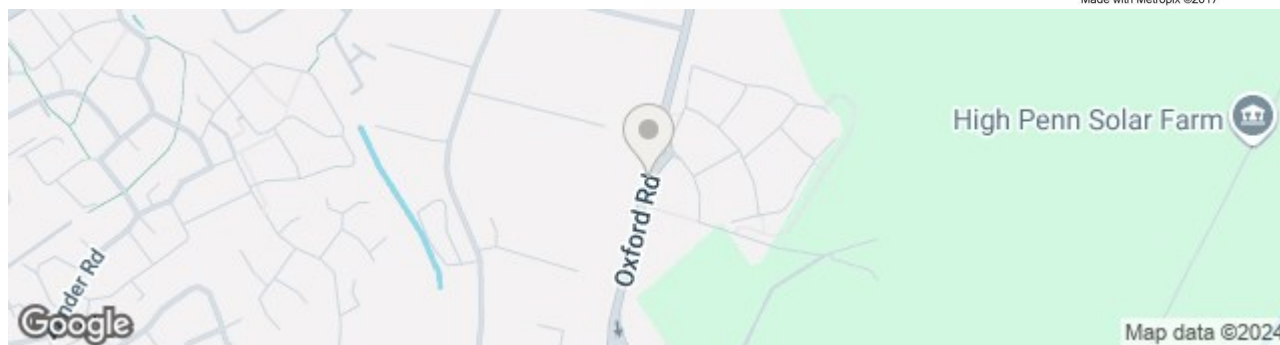


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Desired
Very energy efficient - lower saving costs	100-200k	A	
Energy efficient - lower saving costs	80-100k	B	
Decent energy efficiency - lower saving costs	60-80k	C	
Decent energy efficiency - lower saving costs	40-60k	D	
Decent energy efficiency - lower saving costs	20-40k	E	
Decent energy efficiency - lower saving costs	10-20k	F	
Not energy efficient - higher saving costs	0-10k	G	

England & Wales Environmental Impact (CO ₂) Rating		Current	Desired
Very environmentally friendly - lower CO ₂ emissions	100-200g/kWh	A	
Environmentally friendly - lower CO ₂ emissions	80-100g/kWh	B	
Decent environmental performance - lower CO ₂ emissions	60-80g/kWh	C	
Decent environmental performance - lower CO ₂ emissions	40-60g/kWh	D	
Decent environmental performance - lower CO ₂ emissions	20-40g/kWh	E	
Decent environmental performance - lower CO ₂ emissions	10-20g/kWh	F	
Not environmentally friendly - higher CO ₂ emissions	0-10g/kWh	G	

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

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