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FOR SALE  
01249 813813  
atwellmartin.co.uk

Horsebrook Park, Calne SN11 8EY

£279,000



**\*\* NO ONWARD CHAIN \*\*** Atwell Martin are pleased to offer for sale this tucked away two bedroom semi-detached bungalow situated on a quiet cul de sac location close to the centre of the market town of Calne. This property has a large south-westerly facing rear garden providing plentiful space for the avid gardeners among us. The property boasts two good sized bedrooms, a great living room with fire and a brand new kitchen. Driveway parking and a singular garage make this property not to be missed. Call Atwell Martin to arrange your viewing on 01249 813813.



Situation

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.

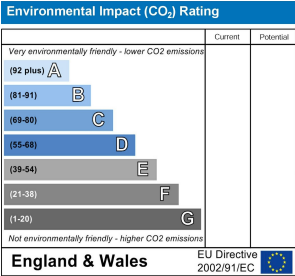
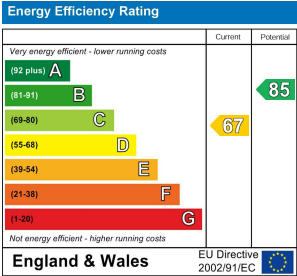
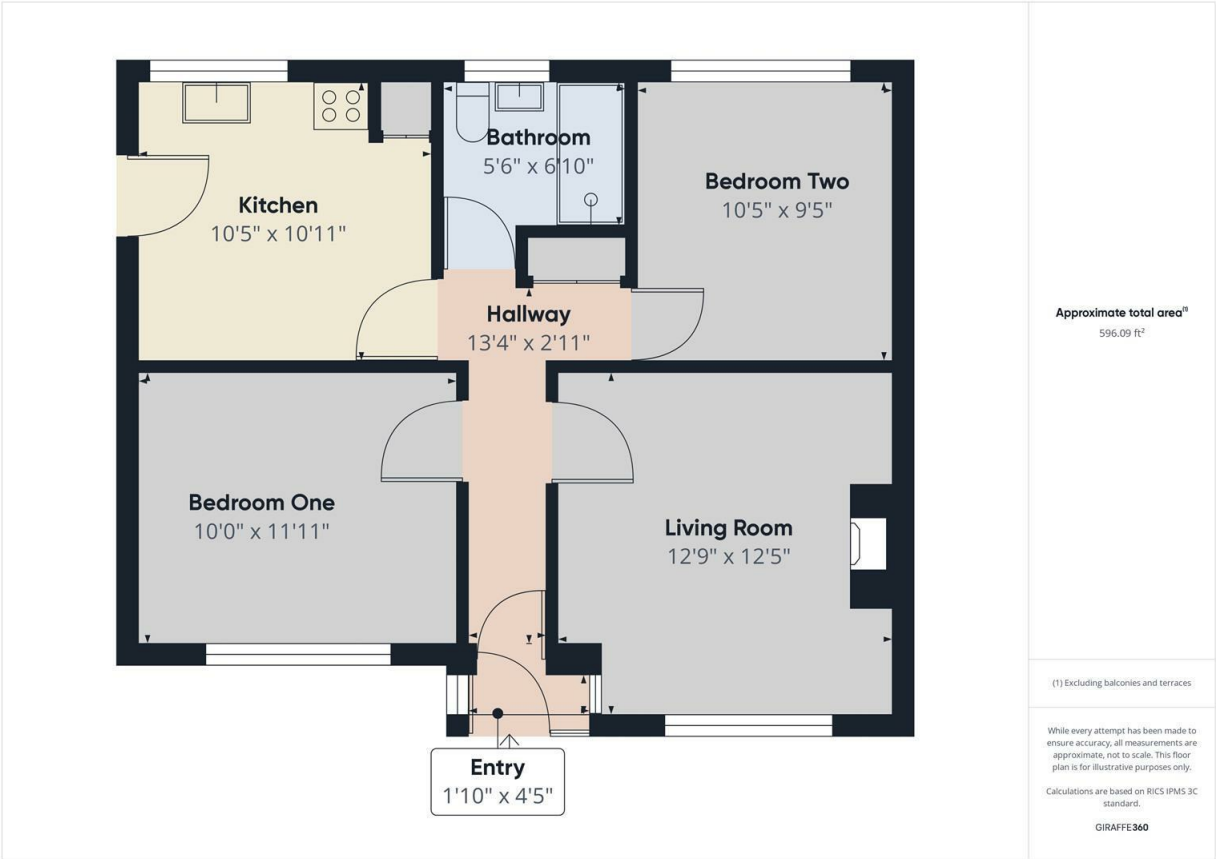
There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Accommodation

Comprising of...UPVC entrance porch bringing you into the entrance hall. Bedroom one is accessed to the left of the entrance hall. This room is plenty big enough for a double bed, bedside tables, wardrobe and dresser with a pleasant outlook to the front. Opposite is the living room, which again benefits of pleasant views over the cul de sac, but also hosts the gas fireplace, perfect for this time of year! Bedroom two is located towards the rear of the property, overlooking the rear garden. A centrally located wet room with walk in shower is centrally located towards the rear of the property. A completely renovated (practically brand new) kitchen boasts a variety of wall and basin units providing plenty of storage and space to cook. Singular oven, induction hob, extractor fan, undercounter fridge and freezer all come built in with space for the washing machine. External door allowing access to the drive.

Grounds

A predominantley shingled front garden.



Email: [res.calne@atwellmartin.co.uk](mailto:res.calne@atwellmartin.co.uk)

Tel: 01249 813813

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