



Westerham Walk, Calne

£325,000



An extended four bedroom link detached property with enclosed rear garden situated in a popular residential area. The property offers spacious family accommodation to include on the ground floor, a living room, kitchen/dining/family room extension and bedroom with en-suite shower room. On the first floor there are three bedrooms and a family bathroom. An internal viewing is highly recommended to appreciate the space this property has to offer.

### **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 in chalk on the 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 hallway, allowing access upstairs as well as doorway to living room which is a light and spacious room with bay window to the front aspect. The kitchen/dining/family room is situated to the rear of the property and is the vocal point of the house which hosts integrated fridge freezer, plumbing for washing machine, integrated dishwasher, oven, four ring hob, extractor fan and water softener. Dining area is generous

size with bi folding doors opening out onto the rear garden.

Bedroom one offers versatility being on the ground floor and also have an en-suite shower room.

Moving upstairs you are welcomed by spacious landing with loft access, three bedrooms and separate family bathroom.

### **Externally**

#### **Garden**

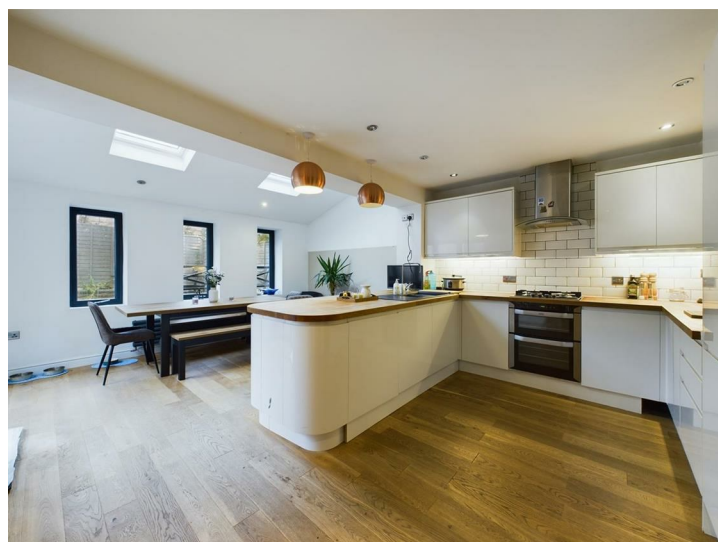
Fully enclosed rear garden offering a high degree of privacy. Decked area with attractive raised flower borders, artificial lawn.

#### **Parking**

Driveway to the front providing parking.

#### **Agents Notes**

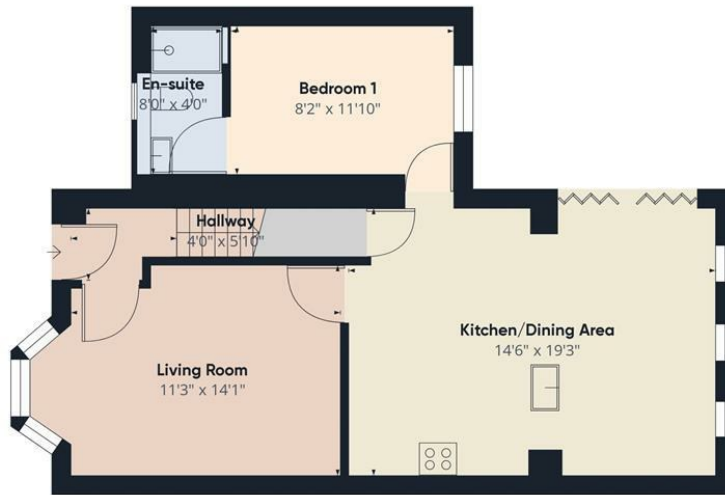
Council Tax Band: D











Floor 0



Floor 1

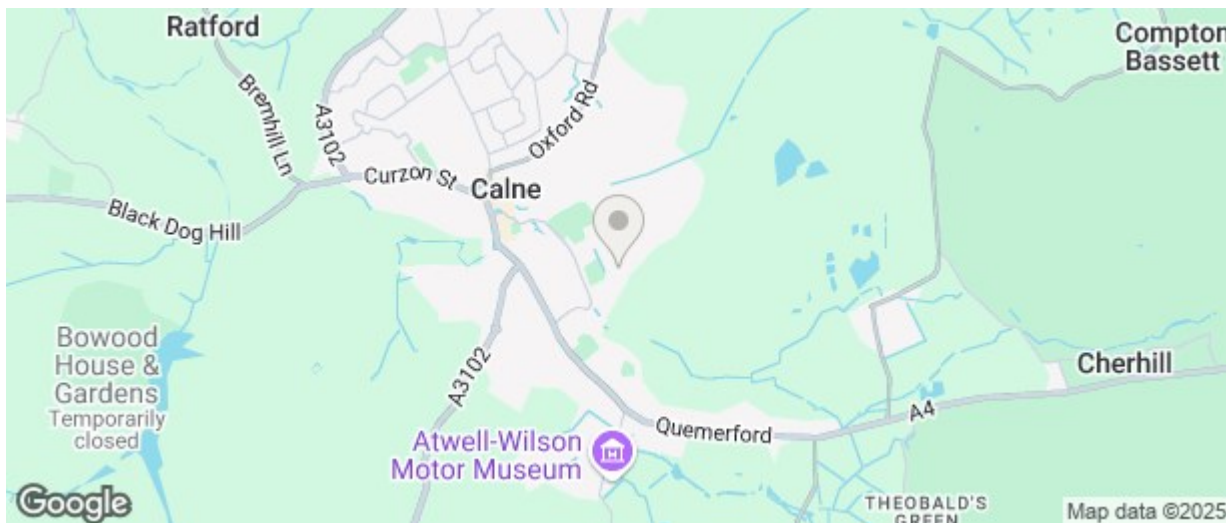
Approximate total area<sup>®</sup>  
947.33 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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