

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Henly Avenue, Calne SN11 8JB

Guide price £277,500

NO ONWARD CHAIN Welcome to this well presented three bedroom semi detached house located on Henly Avenue on the outskirts of Calne. Built by Persimmon homes in 2021 this property has plenty to offer any family from its spacious ground floor living to its three bedrooms and landscaped garden.

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 hallway with open plan access to the stairs. Wc to the left. Doorway through to the cozy living room, with a window to the front allowing plenty of natural light. Door to under stairs cupboard for storage. At the rear of the property the open plan kitchen / diner absorbs the width of the property. To the left the modern kitchen comes with almost everything you need built in, including; fridge / freezer, stainless steel sink, singular oven, gas hob, extractor fan and built in washer/dryer and dishwasher. French doors to enclosed rear garden.

To the first floor there is a centrally located landing allowing access to all rooms. Bedrooms three and two are located to the rear. Bathroom centrally, which houses a three piece suite with shower over bath. Airing cupboard. Bedroom one is to the front of the property and has the additional benefit of the ensuite shower room.

The Outside

The property is accessed via four raised patio slabs creating steps to accommodate for the property being built on a slope. Handrail to assist. Mature plants on a shingled bed.

Driveway parking to the right hand side for approx two vehicles. A fully enclosed rear garden which has been fully landscaped and tiered, side gate to driveway.

Agents Notes

Council Tax Band: C







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-255 kWh/m²/yr	B		
200-240 kWh/m²/yr	C		
195-235 kWh/m²/yr	D		
190-230 kWh/m²/yr	E		
185-225 kWh/m²/yr	F		
180-220 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
200-250 g/m²/yr	B		
200-240 g/m²/yr	C		
200-230 g/m²/yr	D		
200-220 g/m²/yr	E		
200-210 g/m²/yr	F		
200-200 g/m²/yr	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	97



Floor 0



Floor 1

Approximate total area⁽¹⁾
693.85 ft²

(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.



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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.