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Hawthorn Close, Calne SN11 8GQ

Price Guide £475,000

Hawthorn Close is a well presented four bedroom detached home nestled in the heart of the Hills Homes development, High Penn Park, on the outskirts of Calne. This perfect family home is available with no onward chain and offers four double bedrooms, two ensuites and an open plan kitchen / diner as well as a well landscaped rear garden.

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

Ground floor comprising of...Entrance hallway with conveniently located storage cupboards on the right hand side with coat rail and broadband connection sockets. Opposite is the double door entrance into the living room which has ample space for a couple of sofas and a pleasant outlook over the front garden and drive. Moving through the property there is a further storage cupboard and the wc, before double doors welcome you into the open plan kitchen / diner which spans the width of the property at the rear. The dining area is on the right and has the benefit of french doors allowing plenty of natural light to flood in. The kitchen to the left is of neutral tones and has a variety of wall and base units creating ample storage as well as housing the built in washing machine, dishwasher and fridge freezer. There is a SMEG rangemaster style oven with gas hob as well as a built in SMEG microwave. Separate utility room which houses the boiler, further storage space and room for a tumble dryer. Side access door to the garden.

Moving upstairs you are welcomed by four good sized bedrooms, all of which would take a double bed with ease. The larger two also benefit from built in wardrobes and en suite shower rooms. There is a separate family bathroom with shower over bath.

The Grounds

The rear garden is a perfect space for entertaining with a large patio stretching the width of the plot as well as a large lawned area and a shingled seating area. The patio extends to the side of the property providing a pathway to the front of the property via gated access.

Garage & Driveway

Driveway parking for approx two vehicles. Large single garage with pedestrian door at the rear into the garden.







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-255 kWh/m²/yr	B		
151-200 kWh/m²/yr	C		
101-150 kWh/m²/yr	D		
91-100 kWh/m²/yr	E		
81-90 kWh/m²/yr	F		
71-80 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
201-255 g/m²/yr	B		
151-200 g/m²/yr	C		
101-150 g/m²/yr	D		
91-100 g/m²/yr	E		
81-90 g/m²/yr	F		
71-80 g/m²/yr	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
1536.47 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.