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30
YEARS OF
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ESTATE AGENTS



Elm Grove, Calne SN11 0FE

Guide price £550,000

A private community and desirable location is Elm Grove, Calne, this stunning detached home offers a perfect blend of modern living and comfort. Built in 2009, the property boasts a contemporary design and is ideal for families seeking a spacious and stylish residence.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the open plan kitchen and dining room, which features bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating a bright and airy atmosphere. This layout is perfect for hosting gatherings or enjoying family meals. The property comprises four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite bathroom.

Outside, the home is complemented by a enclosed rear garden, driveway parking and single garage. The premium location of Elm Grove offers a tranquil setting while remaining close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This exceptional home is a rare find and is sure to impress those seeking a modern lifestyle in a sought-after area.

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.





Accommodation

A well thought out, family home with ground floor comprising: Entrance Hall, WC, Re-fitted Open Plan Kitchen/Diner, Bi-folding doors leading to Enclosed Rear Garden. Utility allowing access to the side of the property, Living Room, with Log Burner and double doors to kitchen/diner.

To the first floor: Four Double Bedrooms, Main benefitting from En-suite WC and Family Bathroom with shower over bath.

The Grounds

The rear garden is a perfect space for entertaining with a large blocked paved area stretching the width of the plot as well as a large lawned area and a raised patio area. There is a gate located to the side of the garden giving access to the driveway.

Driveway & Garage

Driveway located to the side of the property to park (Approx) 2/3 vehicles and single garage with power & lighting and door to rear leading out onto the rear garden.

Agents Notes

Maintenance Charge for private road: £140 PA (Approx)

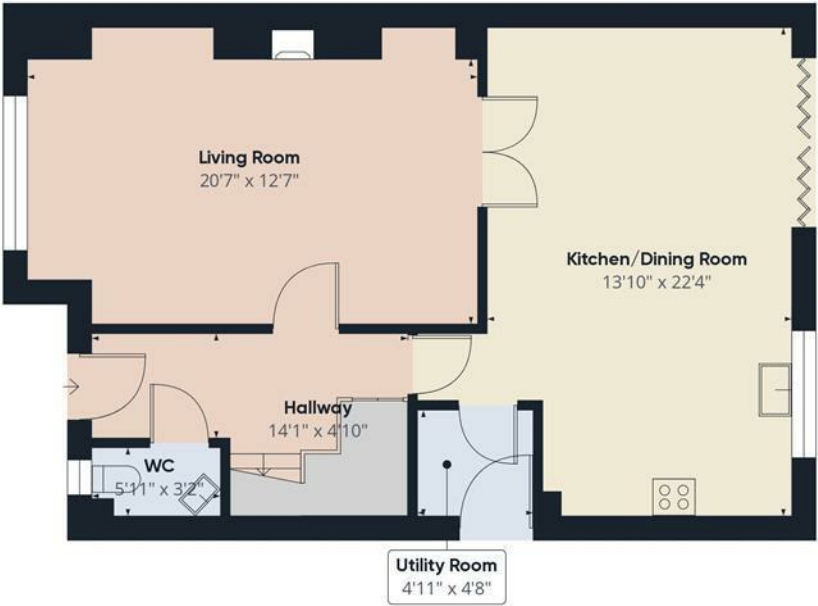






Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
21-41	B		
12-20	C		
8-11	D		
4-7	E		
2-3	F		
1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
201-250	B		
151-200	C		
101-150	D		
51-100	E		
1-50	F		
1-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1385.96 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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