

OVER  
30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Wintergreen, Calne SN11 0RS

Guide price £500,000



Situated within a small cul-de-sac of Wintergreen, Calne, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Set on a generous corner plot, the property boasts an inviting exterior and ample outdoor space, perfect for children to play or for hosting summer gatherings. Inside, you will find four well-proportioned bedrooms, including a master suite that features an en-suite and a dressing area. The property is designed for modern living with four reception rooms, allowing for versatile use. Whether you desire a formal dining area, a cosy lounge, or a study for those working from home. The layout is both practical and welcoming, making it an excellent choice for entertaining guests or enjoying quiet family evenings. Parking is a breeze with a double garage and driveway, allowing parking for multiple vehicles. Furthermore, the property is offered for sale with no onward chain.

### **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.









## Accommodation

A well thought out, family home with ground floor comprising: entrance via a upvc front door into a bright hallway. Immediately to the right is the study, a small but perfectly situated room overlooking the driveway. Moving through the property the living room is to the left and spans the depth of the house with a dual aspect perspective provided by the sliding doors at the rear taking you into the conservatory. The living room benefits also from a gas fireplace, perfect for those colder nights. The conservatory is of ample size, with power built in and French doors into the rear garden. Adjacent to the living room is the formal dining room with views overlooking the well maintained rear garden. Conveniently situated opposite the dining entrance, under the stairs has been utilised through use of a wc. The open plan kitchen / breakfast room is a brilliant use of space with a variety of wall and base units it encompasses masses of storage as well as a built in double oven, induction hob and extractor fan as well as the all important butler sink. There is space for a freestanding fridge freezer and dishwasher. Between the kitchen and the double garage the utility room is perfectly located with countertop space and under-counter room for a washing machine and tumble dryer. The double garage is huge and with the pitched roof has plenty of space in the eaves for additional storage if required.

The first floor is home to four great sized bedrooms. Three of the four benefit from built in wardrobes / cupboard space and all have pleasant views of the quiet cul de sac or the tranquil garden. The main bedroom has been carefully designed to offer practical bedside and over bed cupboards as well as a separate dressing area on the way to the ensuite shower room. There is a separate family bathroom with shower over bath.

## The Grounds

The property is situated on a generous sized corner plot which is mainly laid to lawn, with a number patio/seating areas, ornamental planting, mature trees, fish pond and gated side access leading to the front of the property.

## Driveway & Double Garage

The property has driveway parking for approx 2/3 vehicles and a double garage with electric door to front.

## Agents Notes

The vendor has had a water softener installed and solar panels which are owned.











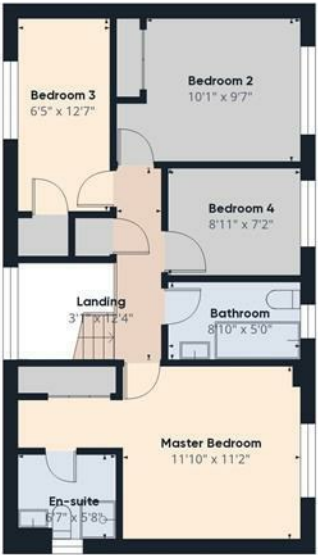


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-149	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1798.85 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 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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