



Dew Way, Calne

Price Guide £260,000



Welcome to Dew Way, Calne, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, a welcoming entrance hall with doors leading to downstairs W.C, kitchen with integrated appliances and a cosy living/dining room. A large enclosed rear garden provides plenty of private outdoor space, separate to the tandem parking to the side of the property. Viewing highly recommended!

### **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 providing access to the wc, kitchen and living/dining room. Kitchen with stainless steel sink, built in dishwasher, fridge freezer, gas hob, extractor and singular oven. Space for a washing machine. Living/dining room to rear with large under-stairs storage cupboard. French doors allowing

access to rear garden.

To the first floor are two double bedrooms, both with built in wardrobes as well as a family bathroom with shower over bath.

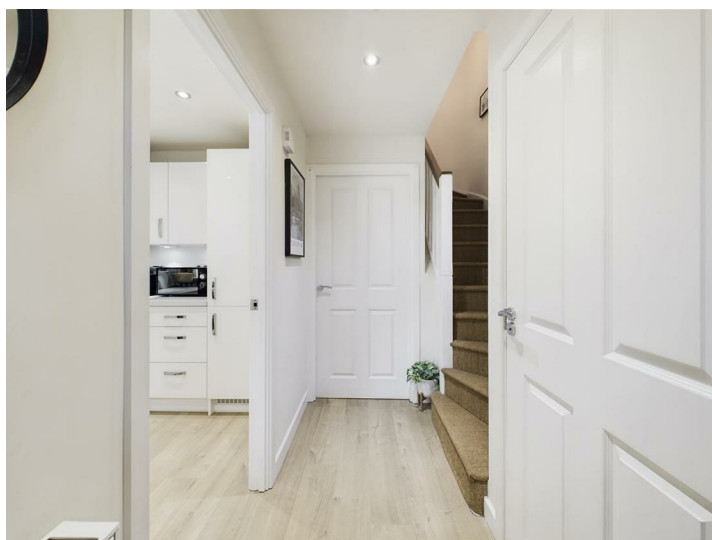
### **The Grounds**

A path leading to front door and tandem driveway parking for approx 2-3 vehicles, depending on size.

Fully enclosed rear garden which is laid to lawn with a patio space, gravelled areas and gated side access.

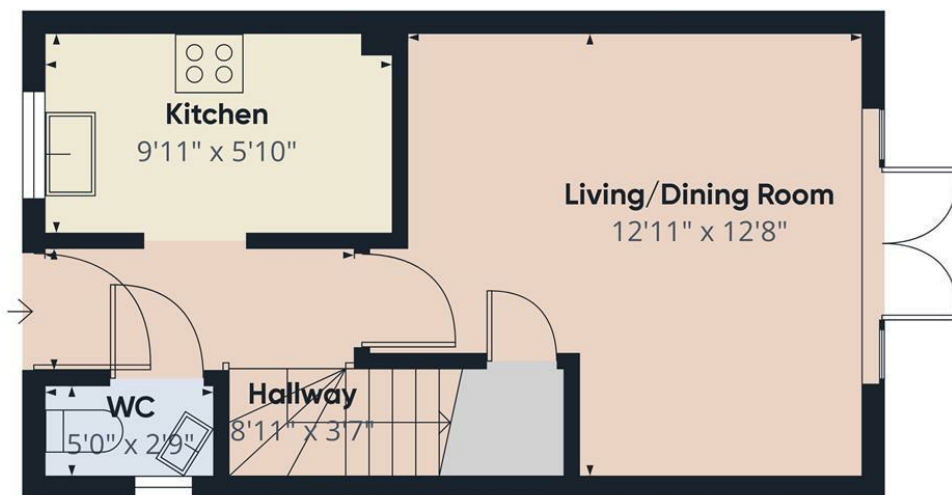
### **Agents Notes**

Council Tax Band: B  
Annual Service Charge (Approx) £130 PA

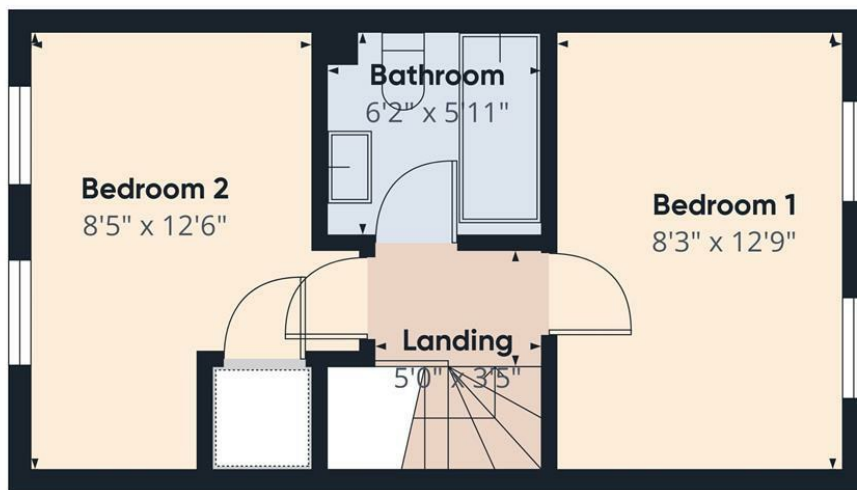








Ground Floor



Floor 1



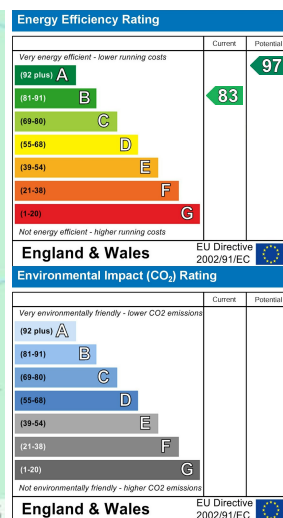
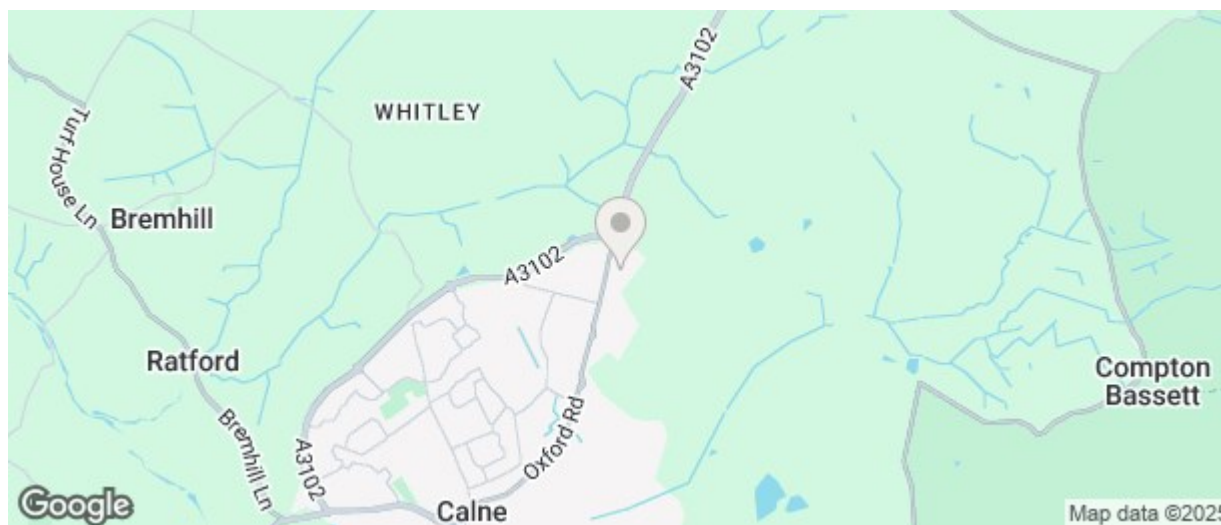
Approximate total area<sup>®</sup>  
560.05 ft<sup>2</sup>

(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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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