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Cherhill Way, Calne SN11 0FG

Offers in excess of £485,000

Welcome to Cherhill Way, Calne - a stunning detached house that offers the perfect blend of space, comfort, and style. This property boasts 3 reception rooms, ideal for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms, there's plenty of room for everyone to enjoy their own private space. Located in a peaceful cul-de-sac, this property provides a tranquil environment for you to call home. The open plan kitchen/dining room is perfect for hosting dinner parties or enjoying casual family meals. Imagine cooking up a storm in the modern kitchen while chatting with your loved ones in the dining area. One of the highlights of this property is the garage and driveway, providing convenient parking options for you and your guests. Whether you have a growing family or simply love to have extra space, this property offers everything you need for a comfortable lifestyle.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us at Atwell Martin to arrange a viewing and experience the charm of Cherhill Way for yourself.

Location

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles), Marlborough (12 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.





Accommodation

Ground Floor comprising of: light and spacious entrance hallway, allowing access upstairs as well as doorways to the kitchen, living room and wc. The living room boasts a pleasant outlook to the front with a gas fireplace. To the rear of the property is really the heart of the home, with a bright, minimalistic open-plan living space great for entertaining.

The kitchen hosts integrated fridge freezer, dishwasher, double oven, gas hob and extractor fan. The utility room houses the space for a washing machine and tumble drier, below the boiler, door providing side access. A single storey extension with bi-fold doors allows access to the rear garden.

Moving upstairs you are welcomed by four good sized bedrooms, two with integrated wardrobes with the master bedroom benefitting from an en-suite. Separate family bathroom with shower over bath.

Outside

To the front of the property is driveway parking to side for several vehicles and a single garage. To the rear there is a beautiful fully enclosed garden offering large lawn area, patio area, outside tap and lighting. Gated access to driveway and garage.

Agents Notes

Council Tax Band: E







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-95%	A		
89-91%	B		
86-88%	C		
83-85%	D		
80-82%	E		
77-79%	F		
74-76%	G		
Below 74%			
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			
201-250 g/kWh	A		
151-200 g/kWh	B		
101-150 g/kWh	C		
51-100 g/kWh	D		
1-50 g/kWh	E		
1-50 g/kWh	F		
1-50 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1603.28 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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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.