

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



The Willows, Calne SN11 8LX

Price Guide £530,000

Tucked away on a quiet cul de sac on the south side of the market town of Calne, Wiltshire is The Willows. An impressive four bedroom detached property with a generous garden and incredible, uninterrupted views of the Wiltshire Countryside. This property has been cherished by the current owners, which is clear to see through the modern bathrooms and the ground floor extension which creates a welcoming open plan living / dining / kitchen. With driveway parking, single garage, external home office / garden room and huge garden, all in an idyllic location, this property could be your perfect next home.

Location

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 via a UPVC front door into the entrance hallway. Wc to right, living room to left with bay window and gas fire with surround creating a centre piece for the room. Moving towards the back of the property the kitchen first welcomes you and hold a variety of wall and base units. Built in gas hob, extractor, double oven with allocated space for a freestanding dishwasher and washing machine. Modern grey units with wooden worktop and built in breakfast bar. Adjacent is the dining area / extension that could be used as additional living space with sky lights and French Doors into rear garden.

The first floor is home to four good sized bedrooms with the main bedroom benefitting from an ensuite shower room. Separate family bathroom with shower over bath.

Externally

Ample driveway parking for approx 5 vehicles to the front of the property via a split of a shingle drive in front of the house and tarmac drive in front of the garage.

A substantial rear garden with far reaching views of the countryside and a home office with power & lighting. The garden itself is mainly laid to lawn with a shingled patio area, mature borders and planted trees towards the rear. Fence and hedgerow determine the properties boundaries.







Energy Efficiency Rating

Very energy efficient - lower running costs
 (92-94) A
 (85-91) B
 (79-84) C
 (73-78) D
 (67-72) E
 (61-66) F
 (55-60) G

Not energy efficient - higher running costs

EU Directive 2009/128/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions
 (32-41) A
 (22-31) B
 (12-21) C
 (2-11) D
 (0-1) E
 (-8) F
 (-15) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2009/128/EC



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1330.95 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.

GIRAFFE 360



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

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.