

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Riverside, Calne SN11 0LF

Price Guide £500,000

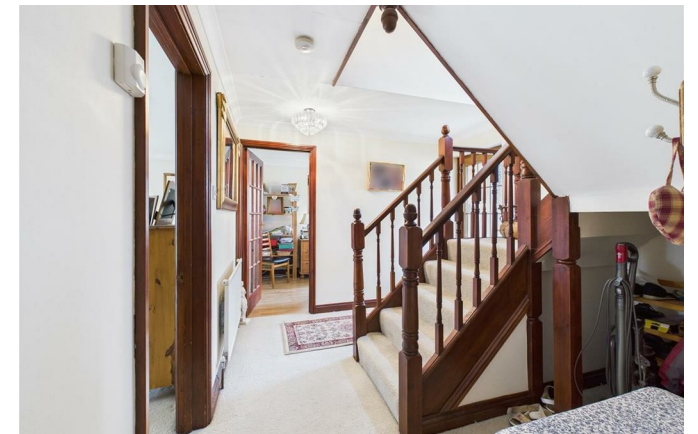
Nestled within the cul-de-sac of Riverside, Calne, this splendid four-bedroom detached family home offers a perfect blend of comfort and space. Upon entering, you are greeted by a welcoming hallway that leads to two reception rooms, ideal for both dining and entertaining guests. The property boasts a third reception room, providing additional versatility for a study, playroom, or snug. The heart of the home is the well-appointed kitchen, which is complemented by a convenient utility room. The master bedroom features an en-suite shower room. The additional three bedrooms are generously sized, making them perfect for family members or guests.

Set on a generous plot, this property benefits from ample parking space, including a double garage. The outdoor space offers potential for gardening as well as unwinding after a busy day.

This delightful home is perfect for families seeking a peaceful yet accessible location, with local amenities and schools within easy reach. With its spacious layout and thoughtful design, this property is sure to impress those looking for a comfortable family residence on the south side of Calne.

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.





The Accommodation

Ground floor comprising of...Entrance hallway with conveniently located understairs storage cupboard on the left hand side. Opposite is a doorway leading into study/office and the living room which has ample space for a couple of sofas and a pleasant outlook over the rear garden.

Moving through the property there is an additional reception room currently used as the dining room and a separate wc. The kitchen to the left has a variety of wall and base units creating ample storage. Separate utility room which houses the boiler, plumbing for washing machine, space for fridge/freezer and a tumble dryer. Side access door to the garden.

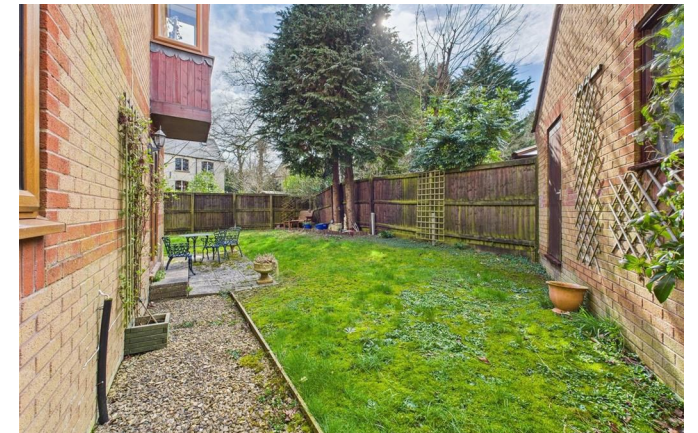
Moving upstairs you are welcomed by four good sized bedrooms, bedroom one benefits from built in wardrobes and en suite shower room. There is a separate family bathroom comprising a three piece bathroom suite and rolled top bath.

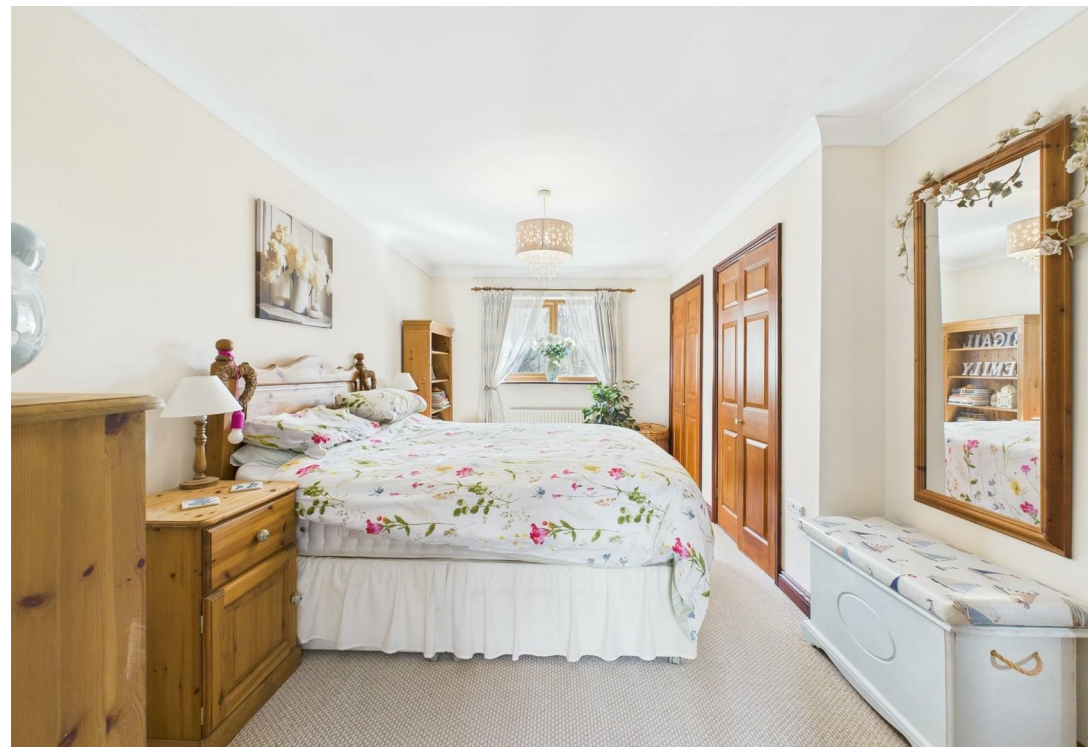
The Grounds

The property is situated on a generous sized plot which is mainly laid to lawn, with a patio/seating area, ornamental planting, mature trees and a side door leading into the double garage.

Driveway & Double Garage

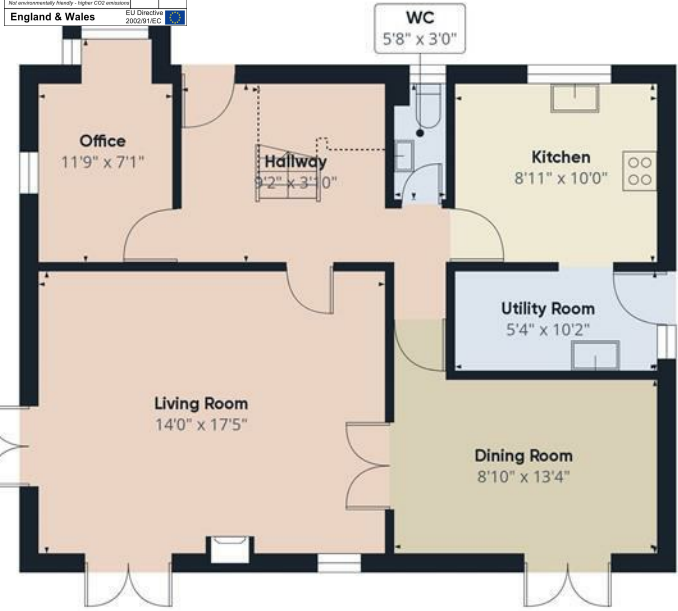
Coming off the shared shingled driveway located to the front of the property you have space for two vehicles which are located in front of the double garage with two separate up & over doors, power and lighting.



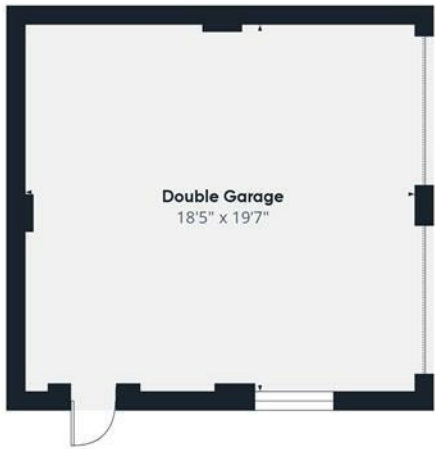




Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
20-45	A		
15-20	B		
10-15	C		
5-10	D		
0-5	E		
-5-0	F		
-10-5	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1775.07 ft²

Reduced headroom
23.6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.