

OVER  
30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Church Street, Calne SN11 0HZ

Price Guide £250,000



A charming and light-filled apartment in the heart of Calne's Heritage Quarter. Offering historic character, contemporary comfort, and unbeatable views of St Mary's Church.

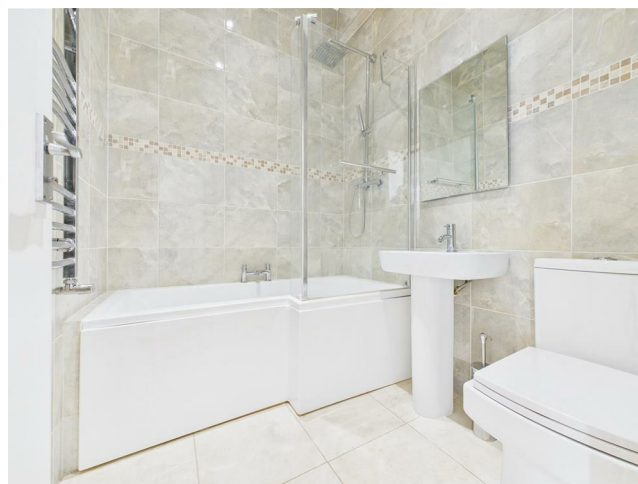
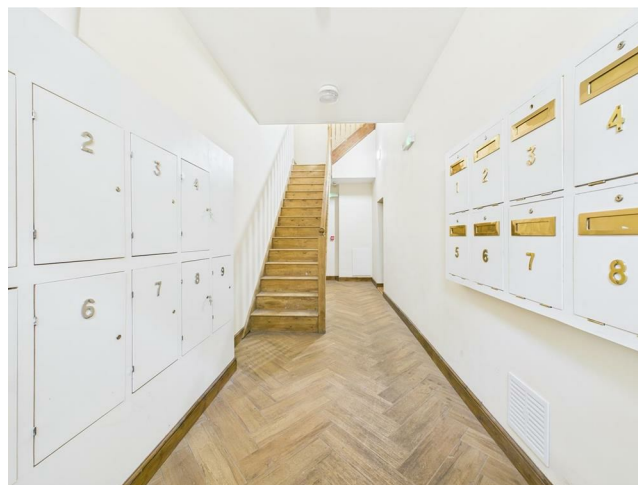
Step into a home that beautifully blends period charm with modern living. Set within an elegant, historic building, this first-floor, two-bedroom apartment is tucked away in one of Calne's most picturesque settings just moments from local shops, cafes, and scenic green spaces.

Freshly painted throughout, the property offers a blank canvas for buyers to make their mark. The interior opens into a bright, open-plan kitchen/living/dining area, where tall sash-style windows flood the space with natural light and frame beautiful views of the nearby church spire; a truly serene backdrop whether you're hosting friends or enjoying a quiet morning coffee.

The kitchen has barely been used, and includes a stylish Butler sink, sleek induction hob, integrated appliances, and a thoughtfully designed layout that maximises space and functionality.

There are two spacious double bedrooms, including a principal suite with a modern en-suite shower room, along with a separate family bathroom featuring a shower over bath; ideal for guests, sharers, or families.

Offered chain-free with a new 125-year lease, this ready-to-move-into apartment is freshly presented and ready to welcome its next owner without the need for any updates. Its central location puts the best of Calne right on your doorstep, from the weekly market to countryside walks, historic landmarks, and easy connections to nearby towns.



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

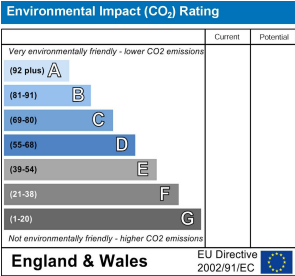
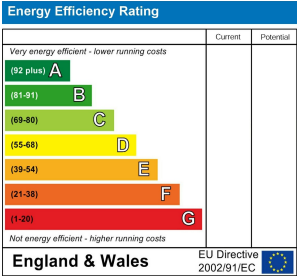
Communal entrance hallway with staircase to the first floor.

A light and spacious first floor apartment comprising, private hallway, open plan kitchen / dining / living room with multiple windows letting in an abundance of light whilst providing pleasant views of the nearby St Mary's Church. The kitchen area holds a variety of wall and base units. Space for fridge freezer and washing machine with integrated single oven, extractor, induction hob and Butler sink.

Two great sized bedrooms, with the main bedroom benefitting from a modern ensuite shower room. Separate bathroom with shower over bath.

Lease Information

New lease of 125 years from the completion of sale.



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.



