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Marden Way, Calne SN11 0RX

Guide price £475,000



Welcome to Marden Way – a substantial four-bedroom detached home situated on the highly sought-after south side of the market town of Calne, Wiltshire.

Lovingly maintained and thoughtfully updated by the current owners, this spacious home blends modern convenience with comfortable living. Offering four generously sized bedrooms, a landscaped rear garden, driveway parking, conservatory, and a versatile home office, this property could be your perfect next move.

Contact Atwell Martin today to arrange your viewing.

### Accommodation

#### Ground Floor

A welcoming entrance hall leads to all ground floor rooms and the staircase to the first floor.

The kitchen spans the depth of the property and enjoys dual-aspect windows, including a bay-style window to the front. It features a modern range of wall and base units in neutral tones, an integrated Belling range oven with gas hob, extractor fan, washer dryer, dishwasher, and space for a freestanding fridge freezer. Notable additions include a water softener, instant boiling water tap, and a practical breakfast bar.

The adjacent home office, formerly the garage, is also dual aspect and offers flexible use as a study, hobby room, or additional living space.

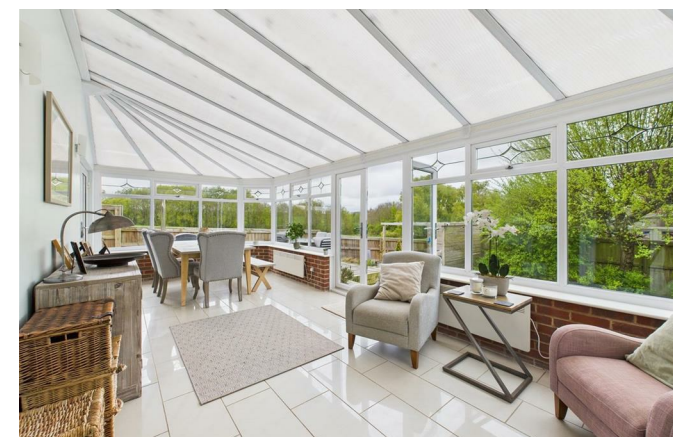
The living room is warm and inviting, with windows to the front, French doors opening to the conservatory, and a centrally positioned log burner. A secondary hallway leads to the kitchen and provides access to a downstairs WC.

The conservatory, accessible from both the kitchen and living room, offers a perfect setting for dining or relaxing while enjoying views of the garden.

The property also benefits from a Nest smart thermostat, offering efficient heating control for modern living.

#### First Floor

The first floor hosts four well-proportioned bedrooms, two at the front and two at the rear, each filled with natural light. The main bedroom benefits from a stylish en-suite shower room with a power shower, while the family bathroom is equally well-appointed, featuring a shower over bath and another power shower for added convenience.









### Externally

To the front, a block-paved driveway provides off-road parking and includes a fitted EV charging point.

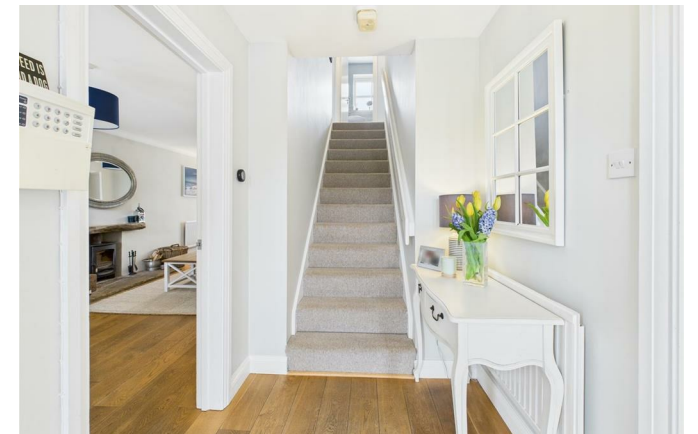
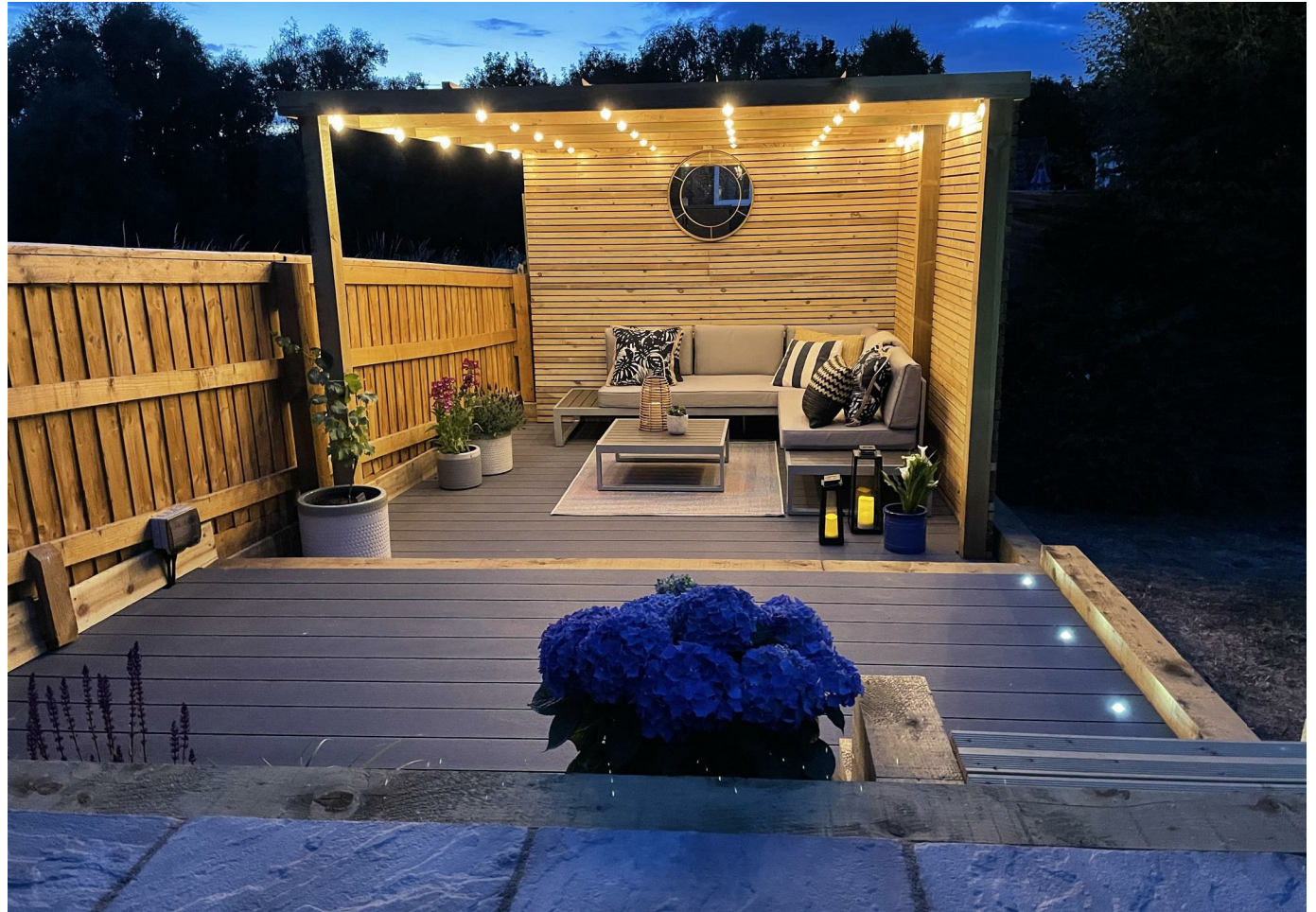
The rear garden has been landscaped to offer multiple entertaining zones, including a large patio, lowered decking area with pergola, and a well-kept lawn framed by mature shrubs and planting.

### Location

Calne, known as the 'Town of Discovery', is nestled in the heart of the beautiful Wiltshire countryside. Rich in history, it boasts buildings of architectural interest, including the 12th-century St Mary's Church. The town offers a weekly market, a range of sports and leisure facilities, local shops, supermarkets, and both public and private schooling.

Nearby, the village of Cherhill features one of Wiltshire's iconic White Horses and an Iron Age hill fort. Within a short drive, you'll find the UNESCO World Heritage Sites of Avebury and Silbury Hill, as well as Stonehenge, Lacock Abbey, and the Georgian city of Bath. Bowood House with its acclaimed gardens, hotel, spa, and golf resort is just a few miles away.

Excellent road links via the A4 and M4 offer easy access to Bristol, Bath, and Swindon, while mainline rail services to London are available from nearby Chippenham.





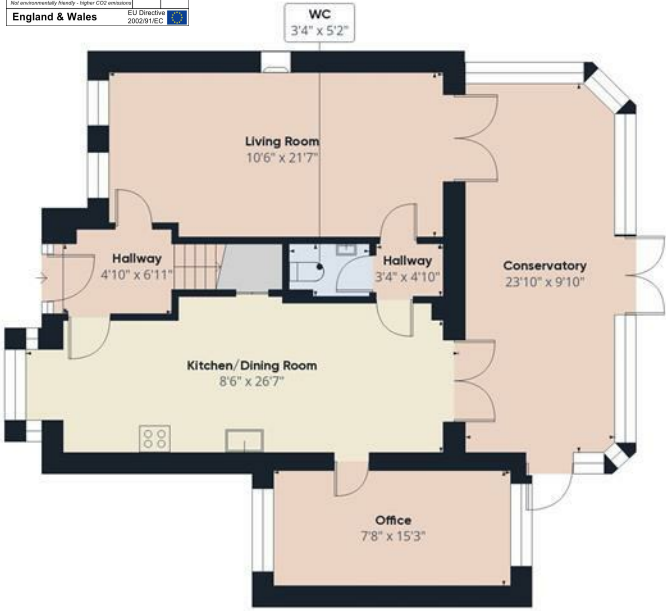








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target		Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100	A		20-23	A	
81-91	B		24-27	B	
69-80	C		28-31	C	
55-68	D		32-35	D	
40-54	E		36-39	E	
21-39	F		40-43	F	
1-20	G		44-47	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1623.3 ft<sup>2</sup>  
Reduced headroom  
91.7 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.





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