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30
YEARS OF
MOVING
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ESTATE AGENTS



24a, Yatesbury, Calne SN11 8YG

Guide price £399,950

Offered for sale with NO ONWARD CHAIN! Nestled in the sought-after village location of Yatesbury, Calne, this charming semi-detached house offers a delightful blend of comfort and modern living. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The well-designed layout features two inviting reception rooms, including a separate living room that provides a cosy retreat for relaxation. The heart of the home is the open-plan kitchen and dining area, which is ideal for entertaining guests or enjoying family meals. This space is bright and airy, creating a warm atmosphere for everyday living. Additionally, the property boasts downstairs w.c and a first floor bathroom, ensuring convenience for all residents. Outside, you will find ample driveway parking, making it easy for you and your guests to come and go. An enclosed rear garden which is mainly laid to lawn with a mixture of tree's, shrubs and large garden shed. The surrounding countryside offers picturesque walks, allowing you to immerse yourself in the natural beauty of the area.

This semi-detached house at Drove Cottage Yatesbury is a peaceful retreat while still being within reach of local towns such as Marlborough, Devizes and Avebury. If you are looking for a property that combines space, comfort, and a stunning rural setting, this is an opportunity not to be missed.

Viewing -

Viewings Strictly by appointment with the sole selling agents
Atwell Martin call or email us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS





Situation - Yatesbury -

Yatesbury is a small, tranquil village nestled in the rolling countryside of Wiltshire, England, near the edge of the North Wessex Downs Area of Outstanding Natural Beauty. Surrounded by open farmland and ancient chalk downlands, the village has a quiet, timeless charm, with historic stone cottages and narrow lanes weaving through its rural setting. Once home to a significant Royal Air Force station during both World Wars, Yatesbury carries echoes of its military past, now softened by nature's reclamation. It's a peaceful spot, ideal for walkers, history enthusiasts, and those seeking a glimpse of England's pastoral heart. Two local rail lines are based in Chippenham 12.6miles away and Swindon at 16.8 miles.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Oil
Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold

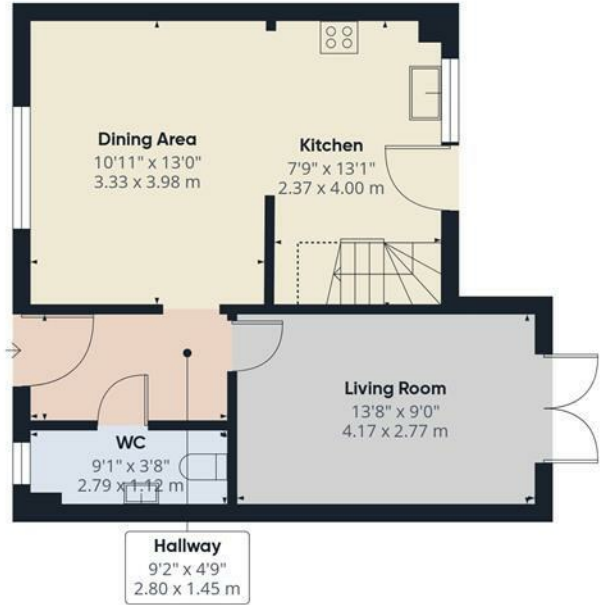




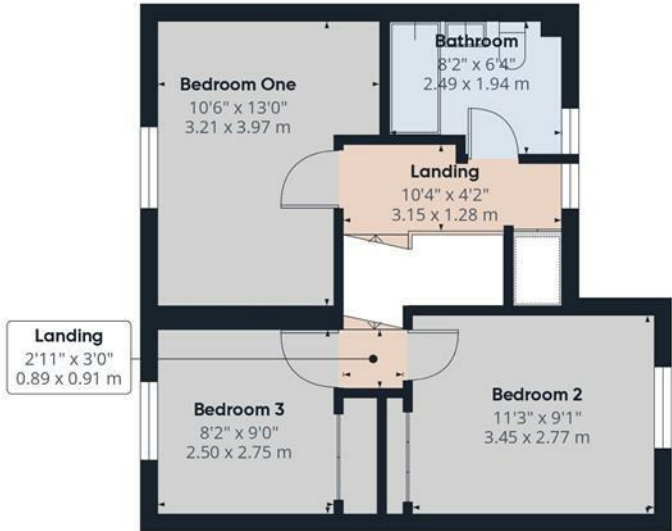


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
102-149	A		
81-101	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Approximate total area⁽¹⁾

864 ft²

80.4 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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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.