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Stickleback Road, Calne SN11 9RB

£550,000

This beautifully presented four-bedroom detached family home offers generous and versatile living accommodation throughout. The ground floor boasts a re-fitted open-plan kitchen/dining room ideal for modern family life and entertaining, a separate study perfect for remote working, a practical utility room, a convenient cloakroom, and a spacious living room for relaxation and family time. To the first floor, the property offers four well-proportioned double bedrooms, including two with en-suite shower rooms—one to the master and one to the second bedroom—alongside a contemporary family bathroom.

Externally, the property benefits from a generous-sized rear garden for the age of the home, mainly laid to lawn with a patio area perfect for outdoor dining and entertaining, a summer house, garden shed and gated side access leading to the driveway and a double garage. The garage is equipped with power and lighting, along with ample eaves storage space also one electric garage door. A double-width driveway provides off-road parking for several vehicles.

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 - 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.

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.

Property Information -

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

Wiltshire Council Tax - Band F

Tenure - Freehold







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-255 kWh/m ²	B		
151-200 kWh/m ²	C		
101-150 kWh/m ²	D		
91-100 kWh/m ²	E		
81-90 kWh/m ²	F		
71-80 kWh/m ²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



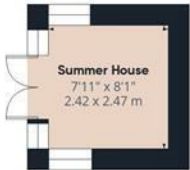
Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area^m
2170 ft²
201.6 m²

(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 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.