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7 Mill Street, Calne SN11 8DP

Guide price £350,000

End Cottage is a charming late 18th-century double-fronted cottage, beautifully positioned in the heart of the Heritage Quarter of the Wiltshire market town of Calne. Ideally located, it is within easy reach of all local amenities, offering both historic character and modern convenience. The well-presented accommodation is arranged over three floors and comprises:

Ground Floor: Entrance hall, inviting living room, cloakroom, and a spacious kitchen/dining room—perfect for entertaining.

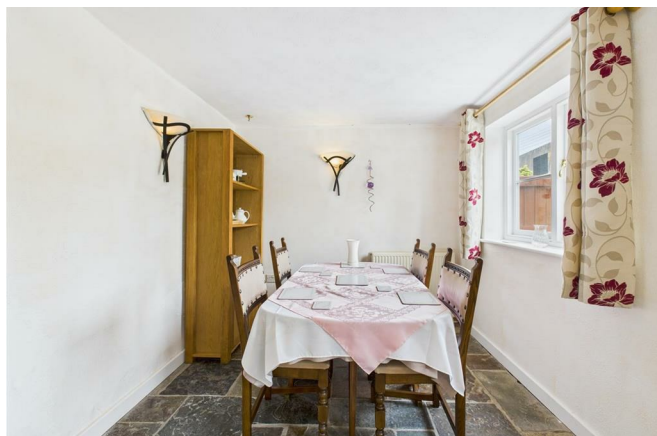
First Floor: Three double bedrooms, including one with an en-suite shower room, plus a stylish family bathroom.

Second Floor: A fourth double bedroom with its own en-suite, offering a private retreat ideal for guests or a principal suite.

Outside, the property features a fully enclosed rear garden, ideal for relaxing or outdoor dining. A standout feature is the refurbished "Piggery", offering potential for a studio, office, or garden room, alongside a hot tub for added luxury. This delightful period home blends character features with contemporary comfort, making it a rare find in such a sought-after location.

Viewings -

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





Situation -

Situated within walking distance of the town centre.

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

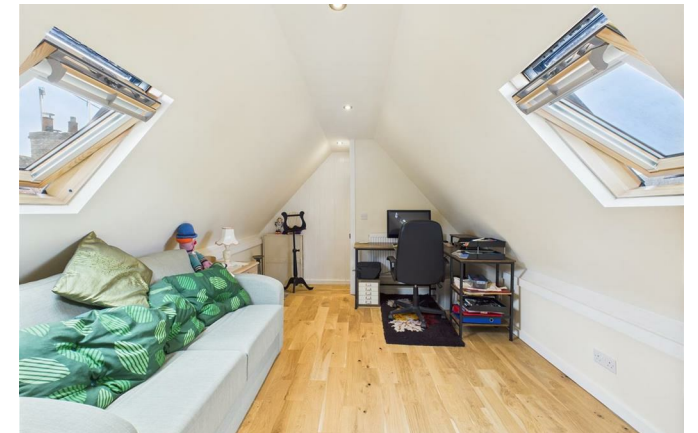
Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey, and the Georgian city of Bath are all within easy reach. Bowood House, with its luxury hotel, spa, golf resort, and landscaped gardens, is also just a short drive away.

Property Information -

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

Council Tax - Band C

Tenure - Freehold

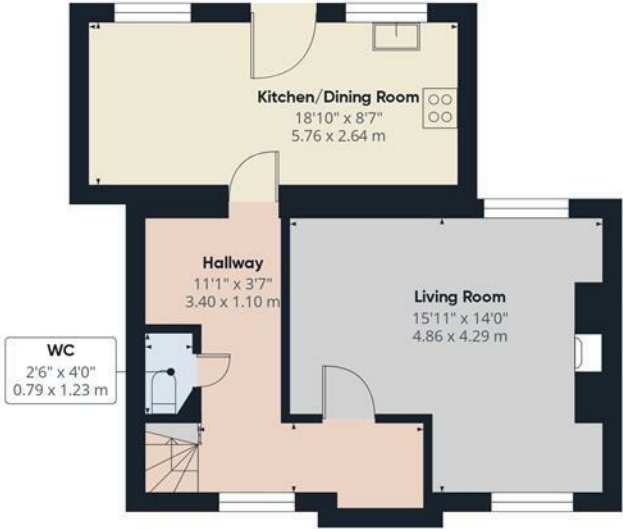




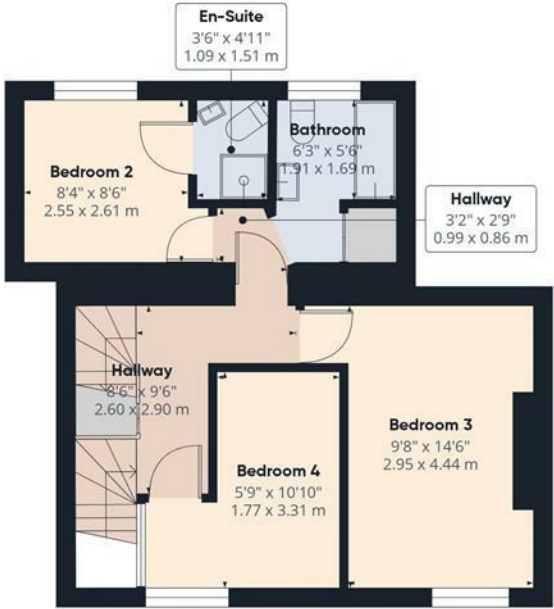


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	79-91		
B	69-78		
C	59-68		
D	49-58		
E	39-48		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1146 ft²
106.3 m²

Reduced headroom

77 ft²
7.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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.