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Boyle Avenue, Calne SN11 8QR

Guide price £335,000

This well-presented and extended three-bedroom end-of-terrace home is ideally situated in a sought-after village setting, offering versatile living space perfect for modern family life. The ground floor accommodation comprises an inviting entrance hall, a convenient downstairs W.C, and a bright and airy dual-aspect living room. The heart of the home is the generous kitchen/dining room, ideal for entertaining and family meals, with the added benefit of a separate utility room. A versatile third reception room, currently used as a home gym, provides additional flexibility to suit your lifestyle needs—whether as an office, playroom, or snug. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all thoughtfully laid out to provide comfort and functionality. Outside, the property enjoys a private garden and benefits from its end-of-terrace position, offering extra space and privacy.

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 - Lower Compton -

Boyle Avenue is located within a the village of Lower Compton, which is approx 2.9 miles from Calne town centre.

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 C

Tenure - Freehold with a management fee for communal maintenance which is approx £300PA.

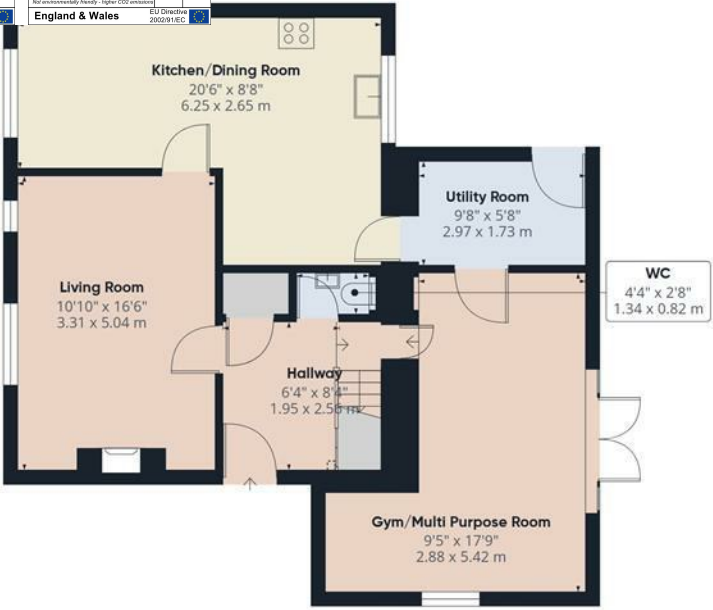






Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
35			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
20-49	A		
10-19	B		
1-9	C		
0-9	D		
-10 to -14	E		
-15 to -17	F		
-18 to -20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1349 ft²
125.3 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.

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.