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Castle Street, Calne SN11 0DX

Guide price £450,000

This beautifully presented Grade II listed period cottage effortlessly blends historical charm with modern comfort. Located within easy walking distance of the town centre and just moments from picturesque countryside, the home offers both convenience and tranquillity.

The accommodation is arranged over three floors and retains many original features throughout. On the ground floor, a welcoming entrance hall leads to a light and airy living/Dining room and a well-appointed kitchen. The first floor comprises two bedrooms and a family bathroom, while the second floor offers a third bedroom and a delightful attic room, ideal as an additional bedroom, study or hobby space.

The property also boasts a generous cellar, providing excellent storage/utility area or potential for further use (subject to relevant permissions). Outside, a pretty enclosed rear garden offers a high degree of privacy—perfect for relaxing or entertaining.

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 -

Castle Street is located within a stone's throw from the town centre and part of the heritage quarter.

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

Grade II Listed Building

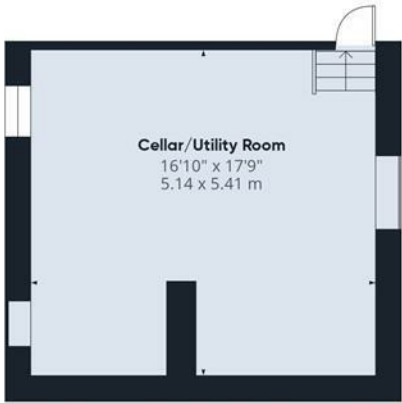






Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
41-54	E		
29-40	F		
13-28	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

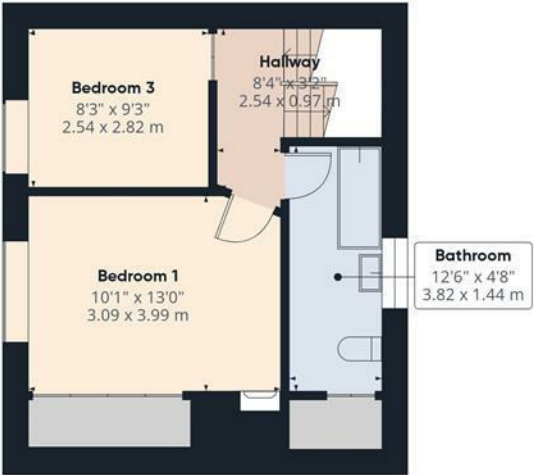
Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
201-250	A		
151-200	B		
101-150	C		
51-100	D		
1-50	E		
1-50	F		
1-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Cellar



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1311 ft²
121.9 m²

Reduced headroom

45 ft²
4.2 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.