

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Rookery Park, Calne SN11 0LB

Guide price £325,000

This well-presented two-bedroom south facing semi-detached bungalow is set on a generous corner plot and is offered for sale with no onward chain. The property features a re-fitted kitchen, utility room, shower room, a spacious living/dining room, and two double bedrooms, offering bright and flexible living accommodation throughout.

An outstanding feature of this home is its A-rated energy efficiency and the inclusion of solar panels, which generate an annual income of approximately £1,000, providing both eco-friendly living and financial benefit. Externally, the bungalow boasts a good size garage, driveway parking, and wrap around gardens to the front and sides, including two patio areas, mature shrubs and hedge borders ideal for outdoor enjoyment and offering potential for further development (subject to planning permission).

Viewing -

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 -

Fairway is situated on the desirable south side of the town with gorgeous countryside views. There are many countryside walks and cycle routes on the doorstep and it's conveniently located on a bus route into Calne, Avebury and Marlborough.

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, Fibre Broadband, Gas Central Heating & Combi Boiler

Council Tax - Band C

Tenure - Freehold

Solar Panels are owned outright by the current vendors and produce an income of approx £1000 PA.

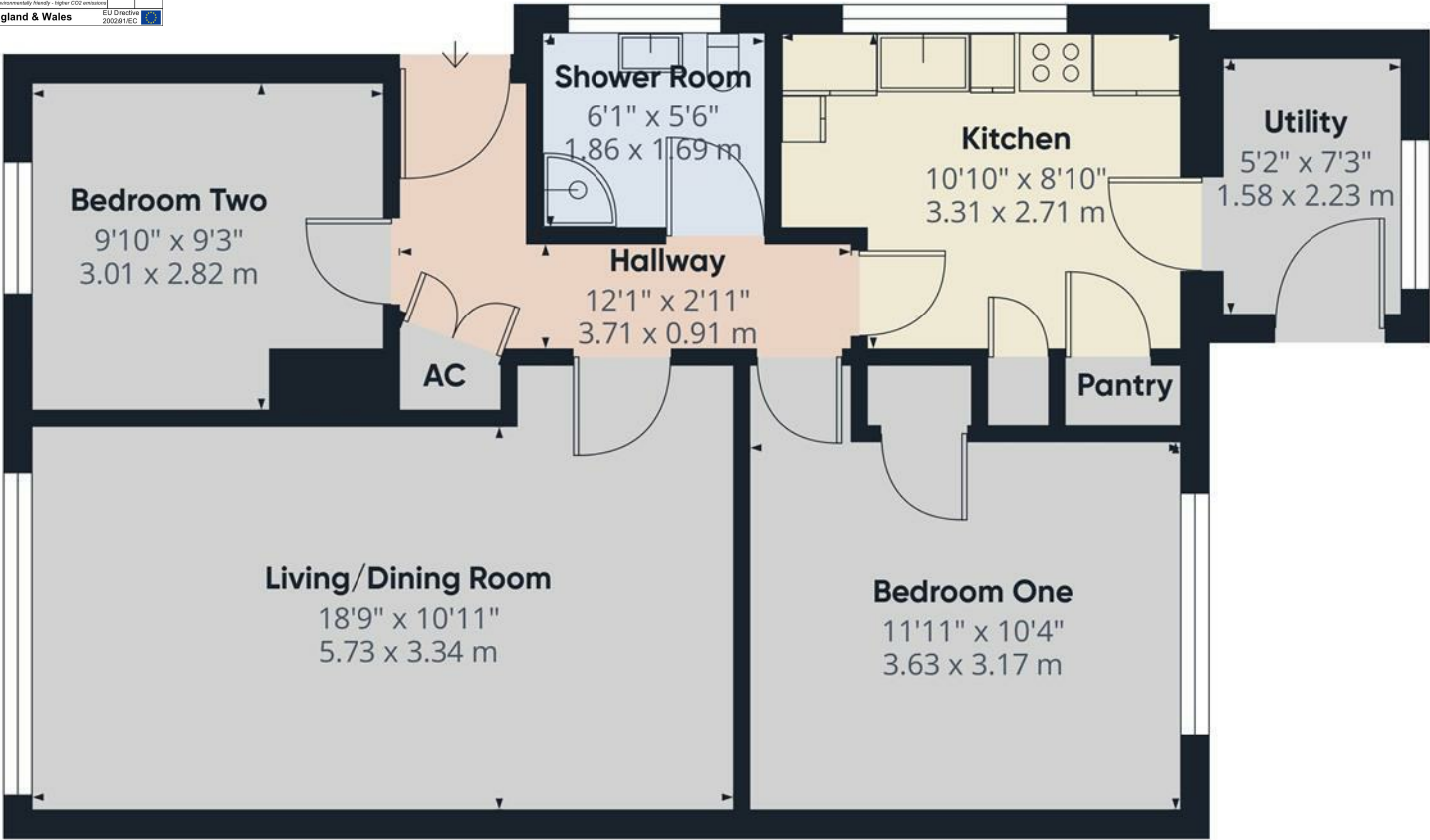






Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A	94	98
201-91	B		
155-81	C		
120-91	D		
95-81	E		
80-65	F		
55-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
201-91	B		
155-81	C		
120-91	D		
95-81	E		
80-65	F		
55-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
821 ft²
76.5 m²

(1) Excluding balconies and terraces

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



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

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.