



Castle Street, Calne
Calne

Offers Over
£400,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 4

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

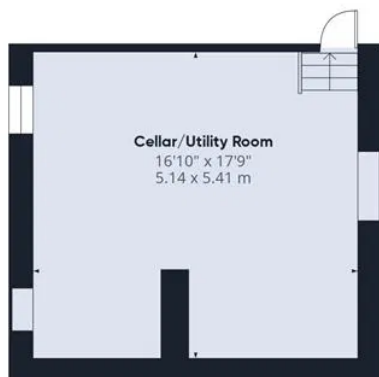
Wiltshire Council Tax - Band C

Tenure - Freehold

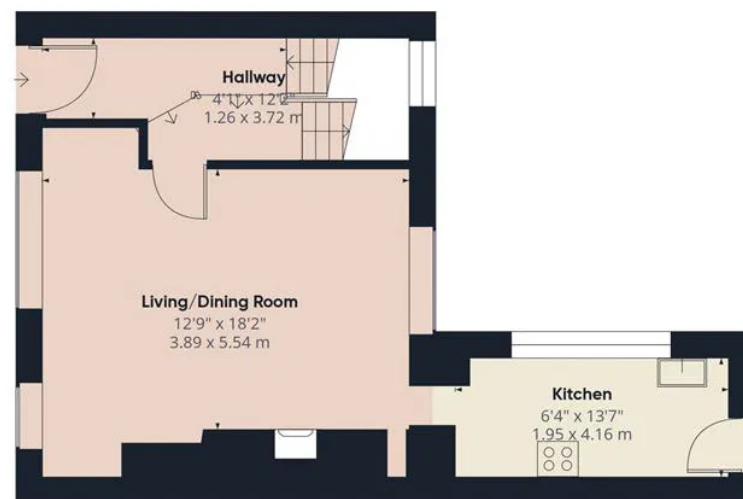
Grade 11 Listed Building







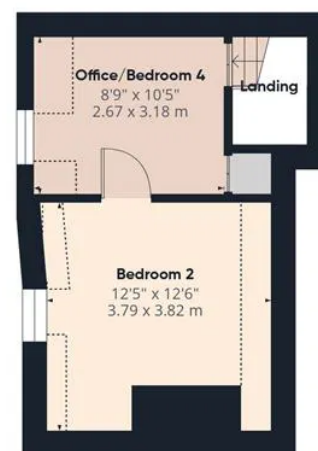
Cellar



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.

GIRAFFE360

Calne Sales

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