



**The Kilns, Calne, SN11 8HJ**  
Calne

Offers Over  
**£350,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 4**

Situated within a quiet cul-de-sac just off Oxford Road, this well-presented three-bedroom detached family home occupies a generous corner plot and offers light, spacious accommodation throughout.

The property comprises an entrance hall, a bright living room with a feature fireplace, a kitchen/dining room, a conservatory, and a ground floor W.C. The garage has been thoughtfully converted to provide two separate rooms: a versatile multi-functional space and a dedicated storage/utility area, adding flexibility for modern family living.

To the first floor, there are three generously sized bedrooms and a well-appointed family bathroom.

Externally, the property boasts generous front, side, and rear gardens. To the front, there is ample driveway parking, with potential to extend to the side (subject to planning permission). The rear garden is south-facing, providing a private and sunny outdoor space ideal for relaxing or entertaining.

**Situation -**

The Kilns is tucked away within a cul-de-sac just off the Oxford Road.

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 World 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.

**Viewings -**

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

**Wiltshire Council Tax -** Band D

**Tenure -** Freehold



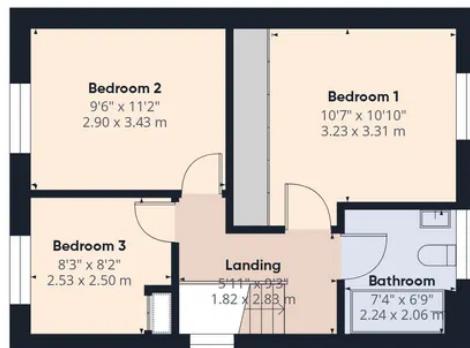




Approximate total area<sup>(1)</sup>

1109 ft<sup>2</sup>

103 m<sup>2</sup>



First Floor

(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.

GIRAFFE360

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