



Quemerford, Calne
Calne

Guide Price
£335,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Full of charm and character!

This beautifully presented three-bedroom terraced cottage is located on the ever-popular south side of the market town of Calne, within walking distance of schools and local amenities.

The accommodation comprises an entrance porch leading into a spacious open-plan living and dining area, complete with feature fireplaces and exposed wooden beams. To the rear, you'll find a useful utility room with a guest W.C., along with a well-proportioned kitchen.

On the first floor, there are two generous bedrooms, both with fitted wardrobes, as well as a stylish four-piece family bathroom. The second floor boasts a superbly converted loft, now serving as a spacious third bedroom. Flooded with natural light from two Velux windows, it makes an ideal teenage retreat or versatile extra living space.

Externally, the split-level garden offers excellent outdoor living. The lower level features a large patio area with pergola and a built-in bar, perfect for entertaining. Steps lead up to a lawned garden complete with a delightful apple tree—ideal for home bakers. To the rear, a rare bonus awaits: a built storage shed and a private garage.

Situation -

Quemerford is situated on the south side of the town and within walking distance of schools and Local amenities.

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 - 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

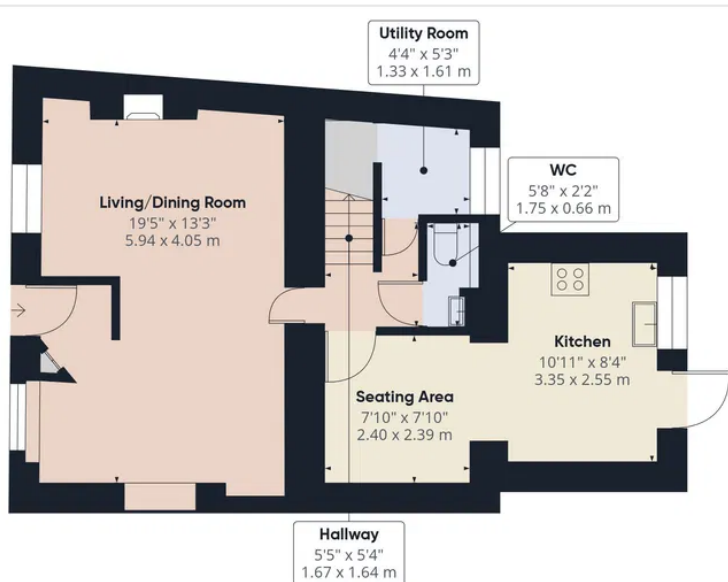
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

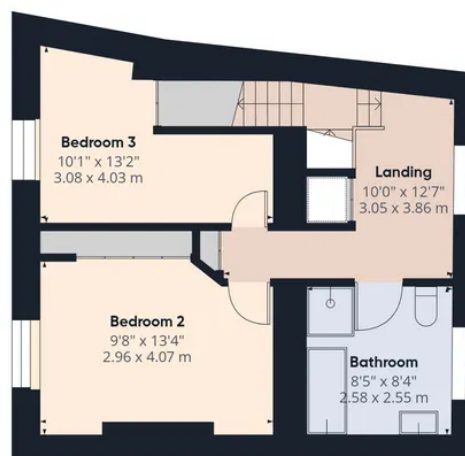
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1543 ft²
143.3 m²

Reduced headroom

76 ft²
7.1 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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