



Henley avenue, Calne, SN11 8JB
Calne

Guide Price
£400,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Discover this attractive detached family home on the popular Sandpits Development, situated on the north side of the town, offering spacious and versatile accommodation arranged over two floors. With three reception rooms, four generous bedrooms, and a thoughtfully landscaped garden, this property is ideally suited to modern family living, all within convenient reach of local amenities.

Ground Floor:

A welcoming entrance hall leads into a well-appointed kitchen/breakfast room, with a separate utility room just off, perfectly suited for everyday living and informal dining. The home further benefits from a dedicated dining room, ideal for entertaining, and a comfortable living room providing an excellent space for relaxation. These flexible reception areas create a versatile layout that can easily adapt to a variety of lifestyles.

First Floor:

The first floor hosts four well-proportioned bedrooms, providing ample space for family and guests alike. The principal bedroom enjoys the added benefit of a private en-suite shower room, while the remaining bedrooms are served by a well-maintained family bathroom.

Outside:

To the rear, the recently re-landscaped garden creates a wonderful outdoor space for both leisure and entertaining. To the front of the property, a driveway provides off-road parking and access to a single garage, offering secure parking or useful storage.

Location:

Henley Avenue is ideally located north side of Calne, a historic town nestled in the heart of the Wiltshire countryside. Calne offers a range of modern amenities, including a weekly market, various sports and leisure facilities, and a selection of shops and supermarkets. Public and private schooling for all ages is accessible, making it an excellent choice for families.

The town benefits from good transport links, with easy access to the A4 and M4, connecting to larger cities like Bristol, Bath, and Swindon. The nearby town of Chippenham provides excellent mainline rail services to London, perfect for commuters.

Property Information:

Service Charge: £188.64

Council Tax Banding: E

Tenure: Freehold

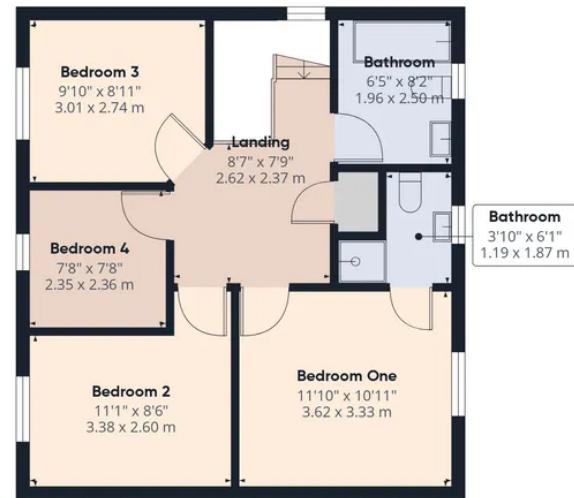
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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1337 ft²
124.4 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.

GIRAFFE360

Calne Sales

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