



**Tamarisk Close, Calne**  
Calne

Guide Price  
**£350,000**

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

Situated on the sought after Tamarisk Close in Calne, this three-bedroom detached home offers generous living space both inside and out. Set on a spacious plot, the property boasts a large, mature garden, perfect for enjoying the outdoors alongside a well-kept patio and a bright conservatory that brings the garden into the home. Inside, the accommodation includes a welcoming dining room, a well-appointed kitchen with separate utility room, and a comfortable living area. Upstairs, three bedrooms are served by a family bathroom. Additional features include a single garage, driveway parking, and the convenience of a peaceful cul-de-sac location.

#### **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 - Calne -**

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, Gas Central Heating

**Wiltshire Council Tax** - Band C

**Tenure** - Freehold







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

1047 ft<sup>2</sup>  
97.2 m<sup>2</sup>



(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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