





welcome to

Maple Close, Calne

In a sought after cul de sac location, on the popular Southside of Calne, this beautifully presented home is a must see. The home is light and spacious, and benefits from a refitted kitchen & utility room, plus garage & parking, and an award winning garden to the rear.



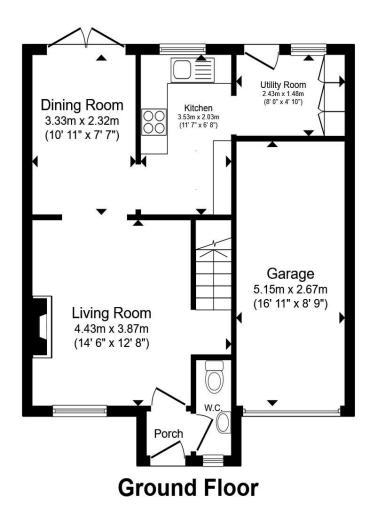


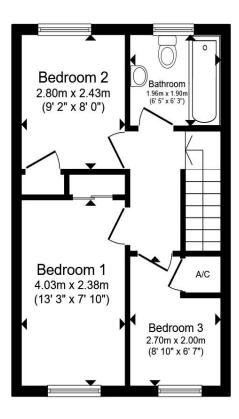












First Floor

Total floor area 85.4 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Cloakroom

Lounge

Dining Room

Refitted Kitchen

Refitted Utility Area

Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Loft Space

Front Garden

Enclosed Rear Garden

Parking

Garage

Special Features

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Maple Close, Calne

- Three bedroom detached home
- Two reception rooms
- Refitted kitchen & utility area
- Calne in Bloom Gold Award Winning Gardens
- Sought after cul de sac location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£350,000







Calne Speech & Drama School

Minite Horse May

Calne Leisure Centre

Kingsbury
Green Academy

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109665



Property Ref: CLN109665 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01249 814681



allen & harris

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS



Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.