



The Courtyard Calne

Price Guide £315,000



*****OPEN DAY SATURDAY 13th APRIL 10-5 *****

The Courtyard is a captivating mix of traditional and modern properties situated on the former Woodland site in the Wiltshire market town of Calne. This stunning collection of five apartments, five cottages and seven terrace homes are gathered around an attractive central courtyard to create a quiet community just a stone's throw from the town centre and all its amenities, transport links and some of Wiltshire's most glorious countryside. There are Key Work Incentives, EV charging points available on certain plots subject to additional costs. Flooring included throughout. All appliances included except in the laundry. Gardens turfed or gravelled with patios. *** Smooth Move option available ***

Situation Calne

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

Property Description

Plot 17 is a three bedroom end terraced home, with 1191 sq ft of accommodation arranged over three floors, perfect for those looking to be within easy walking distance of a small market town and the facilities and amenities it offers.

The Accommodation

Entrance hall leading into a spacious kitchen/dining room with built in appliances, living room with French doors leading to the rear & side garden. A generous master bedroom with built in wardrobes and en suite, second bedroom and family bathroom are found on the first floor with a further generous double bedroom on the second floor. Externally the property offers a private, turfed rear garden and two allocated parking spaces.

Agents Note

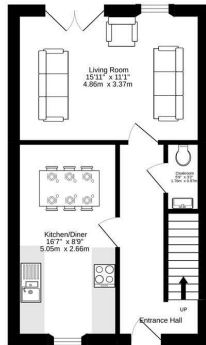
Photographs taken from CGI's and show homes.

Service Charge & Council Tax

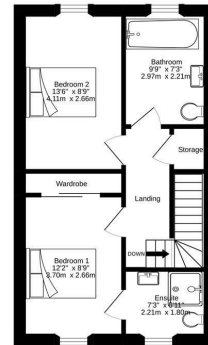
Service charge approx £37.44 per month - please enquire for details.
Council Tax Band - to be confirmed.



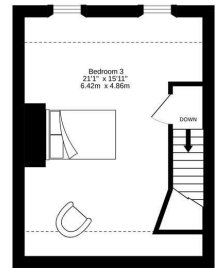
GROUND FLOOR
441 sq ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq ft. (41.0 sq.m.) approx.



2ND FLOOR
327 sq ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq ft. (112.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs	100-120 kWh/m ² /yr		
A	81-100		
B	61-80		
C	41-60		
D	21-40		
E	11-20		
F	1-10		
G	1-10		
Non-energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Desired
Very environmentally friendly - lower CO ₂ emissions	100-120 g/kWh		
A	81-100		
B	61-80		
C	41-60		
D	21-40		
E	11-20		
F	1-10		
G	1-10		
EU Directive 2002/91/EC			

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

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