



Stoke Meadow, Calne

£399,950



STAR BUY* *£500 towards Mortgage contribution for 12 months and stamp duty paid to the value of £7497.00 Stoke Meadow is a beautifully designed development of 154 homes set on the south-westerly edge of the historical Wiltshire market town of Calne. Consisting of two, three and four bedroom properties, the site has been designed with the towns local vernacular in mind to provide a delightful place to live and enjoy the local countryside and all the local amenities. Benefiting from good road and transport links, the town is ideally located to access the major centres of Bath, Bristol and Swindon.

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

The Accommodation

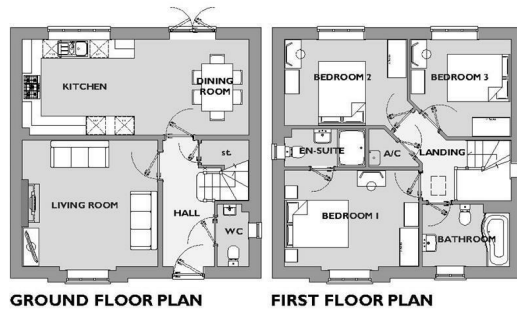
The accommodation includes:- entrance hall, living room, kitchen/dining room with built in appliances and cloakroom to the ground floor. Main bedroom with en suite shower room, two further bedrooms and family bathroom to the first floor. Externally the property offers an enclosed rear garden, single garage and driveway parking.

Agents Note

Photographs are taken from computer generated images and show homes.

Council Tax & Service Charge

Council Tax - to be confirmed
Service Charge - please enquire for details



PLOT 104
THREE BEDROOM HOME

FIRST FLOOR	
Bedroom 1	4.27 x 3.06m (14' x 10'1ft max)
Bedroom 2	3.89 x 2.73m (12'9 x 9ft max) (Dimensions excluding door recess)
Bedroom 3	3.2 x 3.08m (10'6 x 10'2ft) (Dimensions excluding door recess)
GROUND FLOOR	
Living Room	4.30 x 4.03m (14'1 x 13'3ft max)
Kitchen / Dining Room	7.19 x 3.03m (23'7 x 10'0ft max)



Energy Efficiency Rating	
Most energy efficient - lower running costs	Current
A	
B	
C	
D	
E	
F	
G	
Most energy efficient - higher running costs	Current
England & Wales	
Environmental Impact (CO ₂) Rating	
Very energy efficient - lower CO ₂ emissions	Current
A	
B	
C	
D	
E	
F	
G	
England & Wales	

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.

Whilst every attempt has been made to ensure the accuracy of the of the floor plan 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.