



Stoke Meadow Calne

£600,000



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 Word 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, utility room, Study and cloakroom to the ground floor. Main bedroom with en suite shower room, three further bedrooms and family bathroom with separate shower cubicle to the first floor. Externally the property offers an enclosed garden, double garage and driveway parking.

#### Agents Note

Photographs are taken from computer generated images and show homes.

## PLOT 90

FOUR BEDROOM HOME

#### GROUND FLOOR

Living Room  
4.20 x 3.95m (13'9" x 12'10")

Kitchen / Dining Room  
3.70 x 6.45m (12'1" x 21'10")

Study  
3.70 x 2.40m (12'1" x 7'10")

#### FIRST FLOOR

Bedroom 1  
3.25 x 3.9m (10'8" x 12'6")  
(Dimension excluding recess & wardrobe recess)

Bedroom 2  
4.20 x 2.92m (13'9" x 9'6")

Bedroom 3  
3.70 x 2.95m (12'1" x 9'8")

Bedroom 4  
3.25 x 2.92m (10'7" x 9'6")



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower saving costs	A		
Energy efficient - lower saving costs	B		
Decent energy efficiency - lower saving costs	C		
Some energy efficiency - lower saving costs	D		
Not very energy efficient - higher saving costs	E		
Very poor energy efficiency - higher saving costs	F		
Worst energy efficiency - higher saving costs	G		

  

England & Wales		Current	Potential
Very energy efficient - lower CO2 emissions	A		
Energy efficient - lower CO2 emissions	B		
Decent energy efficiency - lower CO2 emissions	C		
Some energy efficiency - lower CO2 emissions	D		
Not very energy efficient - higher CO2 emissions	E		
Very poor energy efficiency - higher CO2 emissions	F		
Worst energy efficiency - higher CO2 emissions	G		

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 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.