



The Courtyard Calne

£340,000



**\*\*\*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 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. **\*\*\*VIEWINGS 7 DAYS A WEEK BY APPOINTMENT\*\*\***

**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 7 is a three bedroom end terraced home, with 1305 sq ft of accommodation arranged over three floors, perfect for couples and families. The property benefits from a private rear garden and two parking spaces.

**The Accommodation**

Entrance hall leading into a spacious open plan kitchen, living dining room with French doors looking into the 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 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.

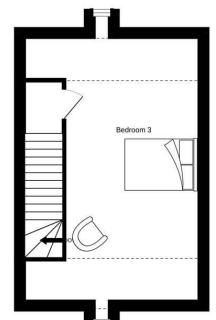
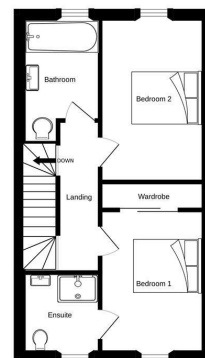
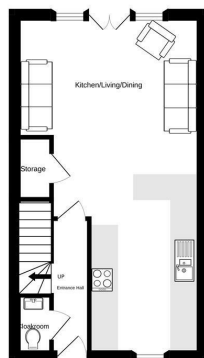
Council Tax Band - to be confirmed.



GROUND FLOOR  
465 sq ft. (43.0 sqm.) approx.

1ST FLOOR  
465 sq ft. (43.0 sqm.) approx.

2ND FLOOR  
375 sq ft. (34.8 sqm.) approx.



TOTAL FLOOR AREA: 1309 sq ft. (121.6 sqm.) approx.

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. Made with Metropis (2023)



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs significant improvement	E		
Very poor energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales		Current	Target
Very environmentally friendly - lower CO2 emissions	A		
Environmentally friendly	B		
Decent	C		
Needs improvement	D		
Needs significant improvement	E		
Very poor environmental performance - higher CO2 emissions	F		
Very poor environmental performance - 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.

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