



The Durrington, High Penn Park Calne

£600,000



PLOT 153 THE DURRINGTON - A detached family home offering over 2,000 sq ft of flexible and versatile accommodation situated on an attractive development by the award winning local developer Hills Homes, located on the outskirts of the Wiltshire market town of Calne. The homes are all being built to Hills exacting standards with traditional methods and are constructed from a mix of brick, stone and render under slate or tiled roofs to reflect the vernacular of Calne.

Viewing Arrangements

High Penn Park Site Office
Open Tuesday - Saturday 10am - 4pm

Accommodation

Accommodation includes: entrance hall, living room, study, kitchen, dining room, laundry and cloakroom to the ground floor. Master bedroom with built in wardrobes and en-suite, bedroom two with built in wardrobes and en-suite, two further double bedrooms and family bathroom to first floor. Externally the property offers an enclosed rear garden and double garage.

Specification

These homes feature bespoke kitchens, individually designed to maximise space and layout and feature integrated appliances. The bathrooms offer contemporary white sanitary ware and stylish chrome taps, shower fittings and heated towel rails, complemented by the latest Porcelanosa ceramic floor and wall tiling. The kitchens come with range style cooker and integrated microwave as standard.

Agents Note

Photographs are taken from former plots and show homes.

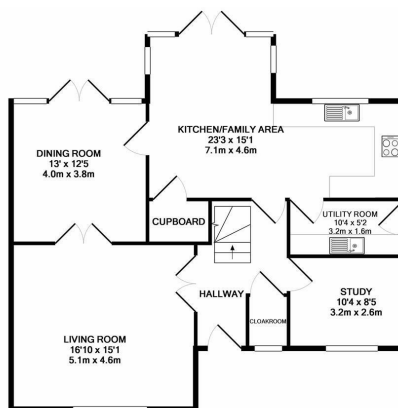
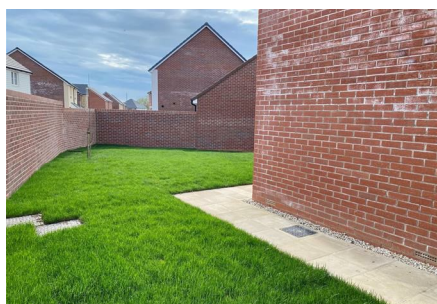
Council Tax & Service Charge

Council tax & service charge to be confirmed.

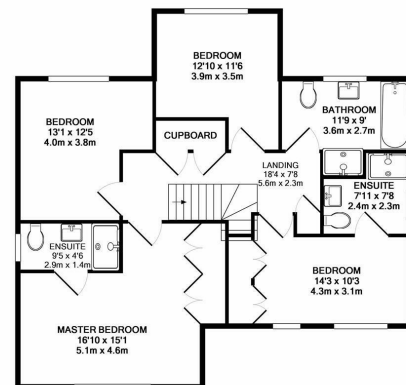
Situation Calne

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

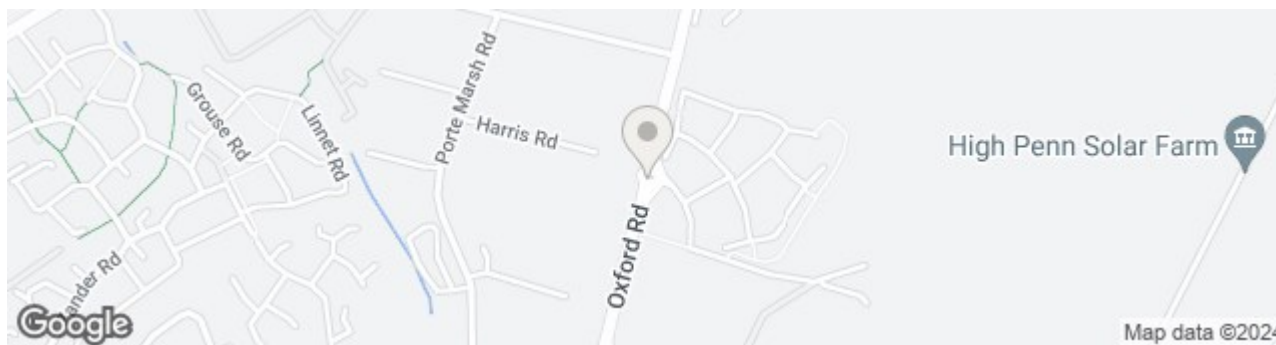


GROUND FLOOR
APPROX. FLOOR
AREA: 988 SQ.FT.
(90.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA: 989 SQ.FT.
(90.6 SQ.M.)

TOTAL APPROX. FLOOR AREA: 1938 SQ.FT. (180.0 SQ.M.)
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 Metropix i2018



| Energy Efficiency Rating | | Current | Desired |
|---|------------|---------|---------|
| Very energy efficient - lower saving costs | 100-110% A | | |
| Energy efficient | 81-100% B | | |
| Decent | 69-80% C | | |
| Below average | 55-68% D | | |
| Below average | 39-54% E | | |
| Below average | 21-38% F | | |
| Very energy inefficient - higher saving costs | 1-20% G | | |
| England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | 100-140% A | | |
| Environmentally friendly | 81-99% B | | |
| Decent | 69-80% C | | |
| Below average | 55-68% D | | |
| Below average | 39-54% E | | |
| Below average | 21-38% F | | |
| Very environmentally unfriendly - higher CO ₂ emissions | 1-20% G | | |
| England & Wales 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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