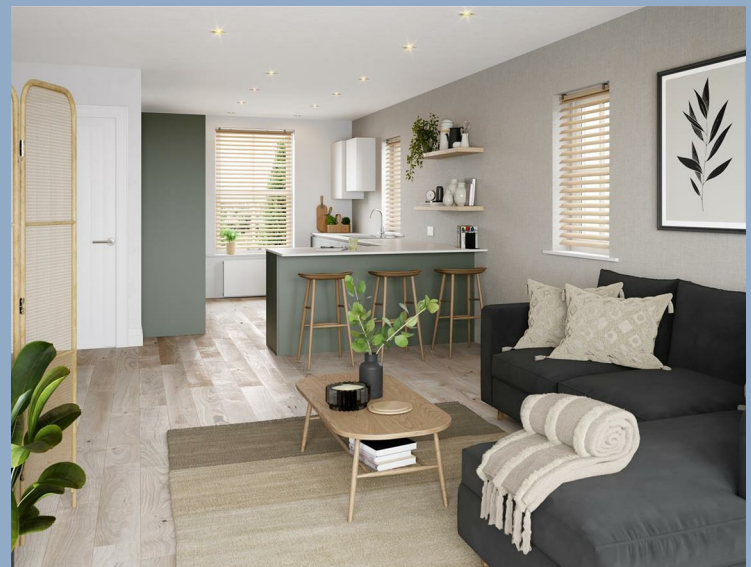




The Courtyard Calne

£330,000



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.

\*\*\* terms & Conditions Apply

### 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

### Property Description

Plot 9 is a Three bedroom mid terraced home with 1271 sq ft of accommodation arranged over three floors, perfect for couples and families. The homes are built to a high specification, light and bright with high ceilings. The attractive properties reflect the period town houses situated nearby on The Green.

### 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 double bedroom on the second floor. Externally the property offers a low maintenance south facing 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

1. ENTRANCE HALL  
3.5m x 1.1m (11'5" x 3'6")
2. W/C  
1.9m x 0.9m (3'3" x 2'9")
3. KITCHEN/LIVING/DINING  
8.9m x 4.9m (29'2" x 16'1") (max)
- A. STORAGE

#### FIRST FLOOR

4. FAMILY BATHROOM  
2.8m x 1.8m (9'2" x 5'9")
5. MASTER BEDROOM  
4.4m x 2.8m (14'4" x 9'2")
6. ENSUITE  
1.9m x 1.8m (3'3" x 5'9")
7. BEDROOM 2  
4.4m x 2.8m (14'4" x 9'2")

#### SECOND FLOOR

8. BEDROOM 3  
2.7m x 2.9m (8'9" x 9'5") (min.)
9. BEDROOM 4/STUDY  
4.2m x 3.7m (13'8" x 12'1") (min.)

The floor plan shown above an approximate total finished floor area of the area indicated and are subject to normal building tolerances to a 1% floor. Dimensions shown are not intended to represent any particular plot. Purchasers are advised to request full specific information available from our sales team.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Very environmentally inefficient - higher CO <sub>2</sub> emissions	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.

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.