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Hawthorn Close, Calne SN11 8GQ

Price Guide £610,000

A beautifully presented four bedrooms, newly built, detached property offering over 2000 sq ft of flexible accommodation, situated in a quiet cul de sac on the popular High Penn Park development. The accommodation includes: spacious entrance hall, study, kitchen/dining room, utility room, cloakroom, family room and living room to the ground floor. Four double bedrooms, two with en suites and built in wardrobes and family bathroom with separate shower cubicle to the first floor. Externally the property offers a generous single garage and a lovely enclosed rear garden.

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

With approximate measurements the accommodation is arranged as follows:

Entrance Canopy

Entrance Canopy with exterior light.

Entrance Hall 4.14m max x 2.79m max (13'7 max x 9'2 max)

Double glazed window and door to front, double doors to living room, doors to cloakroom, study and kitchen. Stairs to first floor landing, Amtico flooring, radiator.

Living Room 5.13m x 4.60m (16'10 x 15'1)

Double glazed window to front & bay window to side, double doors to entrance hall and family room, two radiators.

Family Room 3.78m x 3.99m (12'5 x 13'1)

Double glazed French doors to garden, double doors to living room, door to kitchen/dining room. Radiator.

Kitchen/Dining Room 4.65m max x 7.42m max (15'3 max x 24'4 max)

Double glazed French doors to garden, doors to family room, entrance hall and utility room. Fitted kitchen offering a comprehensive range of wall and base units with work tops over, stainless steel sink with mixer taps. Range style cooker with matching stainless steel splash back and extractor, integrated dishwasher, microwave & fridge/freezer. Generous built in cupboard, inset ceiling lights, plinth lighting, Amtico flooring, radiator.

Utility Room 3.18m x 1.55m (10'5 x 5'1)

Door to side with double glazed panel, door to kitchen. Range of base units with worktop over, space & plumbing for automatic washing machine & tumble dryer, wall mounted gas central heating boiler. Amtico flooring, radiator.

Study 3.18m x 2.49m (10'5 x 8'2)

Double glazed window to front, radiator.

Cloakroom 1.45m x 1.19m (4'9 x 3'11)

Obscured double glazed window to front, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback. Tiled flooring, radiator.

First Floor Landing

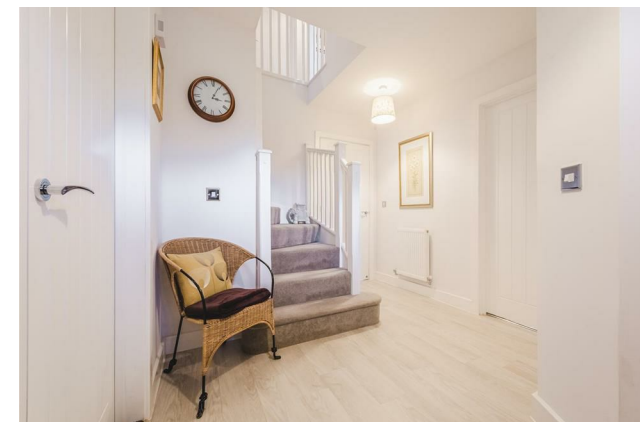
Doors to bedrooms and family bathroom, airing cupboard, two additional built in cupboards, access to loft space.

Bedroom One 5.13m x 4.65m (16'10 x 15'3)

Double glazed window to front, two double built in wardrobes, radiator, door to en suite shower room.

En Suite 2.90m x 1.40m (9'6 x 4'7)

Obscured double glazed window to side, fitted with a three piece suite comprising double shower cubicle, low level WC and wash hand basin. Heated towel rail, extractor fan, tiled flooring.



Bedroom Two 4.70m x 2.69m (15'5 x 8'10)

Two double glazed windows to front, two built in wardrobes, radiator, door to en suite shower room.

En Suite 2.39m x 2.34m max (7'10 x 7'8 max)

Obscured double glazed window to side, fitted with a three piece suite comprising double shower cubicle, low level WC and wash hand basin. Heated towel rail, extractor fan, tiled flooring.

Bedroom Three 3.78m max x 3.68m max (12'5 max x 12'1 max)

Double glazed window to rear, radiator.

Bedroom Four 3.78m max x 3.78m max (12'5 max x 12'5 max)

Double glazed window to rear, radiator.

Family Bathroom 3.53m x 1.98m (11'7 x 6'6)

Obscured double glazed window to rear, fitted with a four piece suite comprising double shower cubicle, bath, pedestal wash hand basin and low level WC. Heated towel rail, extractor fan, tiled flooring.

Externally**Garage 5.84m x 3.05m (19'2 x 10'0)**

Single garage with up & over door, personnel door to garden, power & light.

Frontage

Open frontage with path to front door, lawn area, border with mature planting, driveway parking.

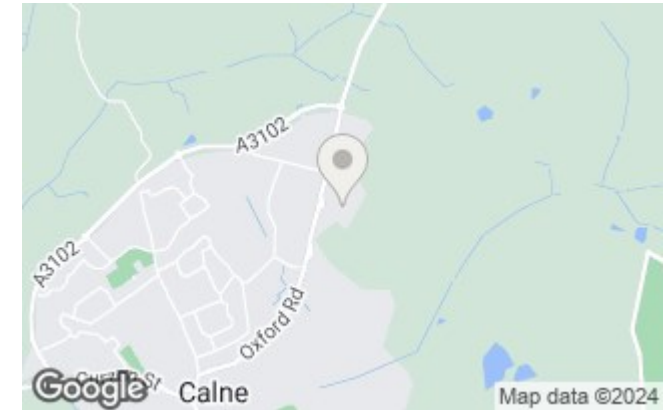
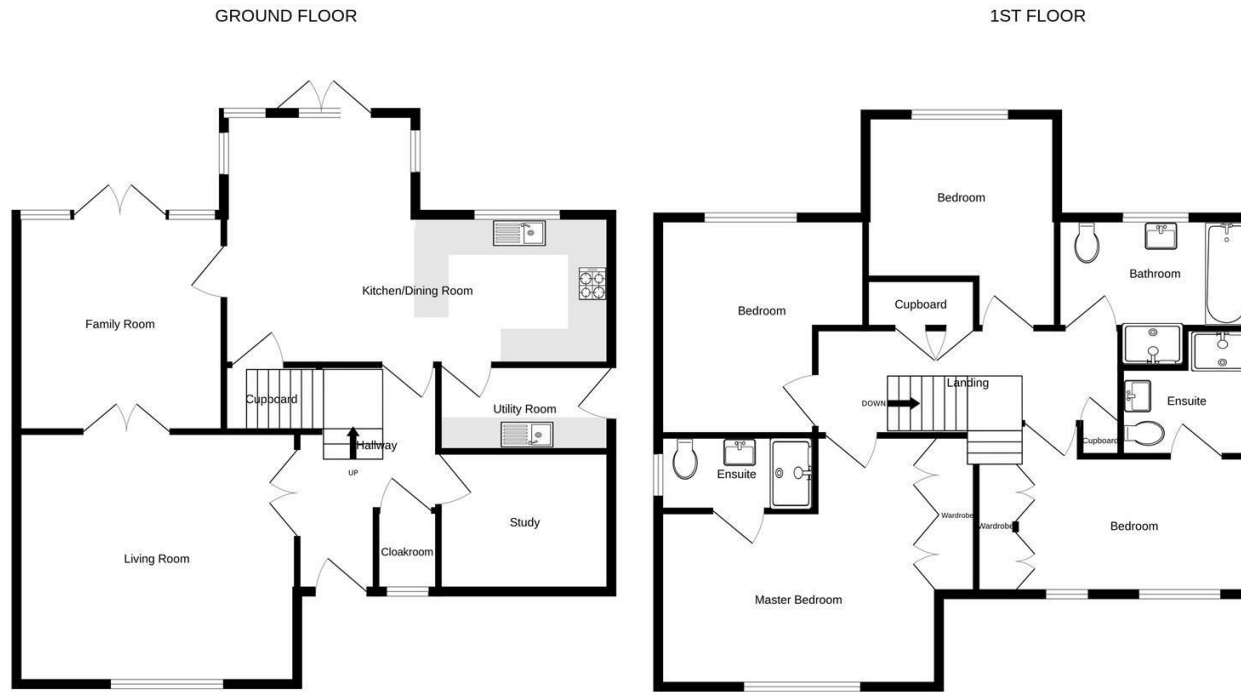
Rear Garden

Generous rear garden offering a high degree of privacy, mostly laid to lawn with good sized patio area, flower borders with mature planting. Garden shed, gated access to driveway.

Agents Note

Council tax band Band F

Estate Service Charge approximately £285.00 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

