

OVER
30
YEARS OF
MOVING
PEOPLE

**ATWELL
MARTIN**
ESTATE AGENTS



Stoke Meadow, Calne SN11 0FU

£625,000

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

Plot 97 is a substantial contemporary four bedroom detached barn style property with garage and parking. Open plan kitchen/dining room with fully fitted appliances and solid worktops, utility room, wc, large open hallway, leading to a dual aspect living room with French doors onto the garden and a study. Upstairs features, 3 double bedrooms, 1 en suite, a fourth single bedroom and a family bathroom.

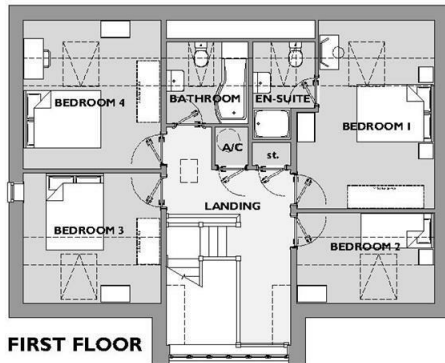
Agents Note

Photographs are taken from computer generated images and show homes.

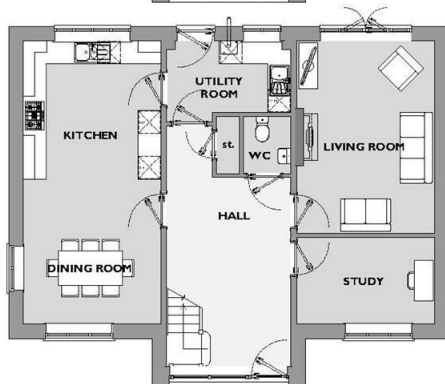
Council Tax & Service Charge

Council Tax - to be confirmed

Service Charge - please enquire for details



FIRST FLOOR



GROUND FLOOR

PLOT 97 FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.59 x 4.93m (11'10 x 16'2ft max)
(Dimensions including door recess)

Bedroom 2
3.59 x 2.36m (11'10 x 7'9ft max)

Bedroom 3
3.59 x 3.41m (11'10 x 11'2ft)

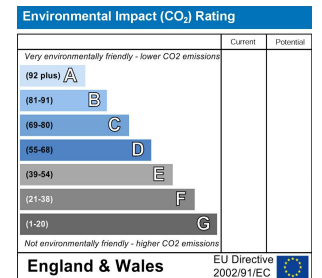
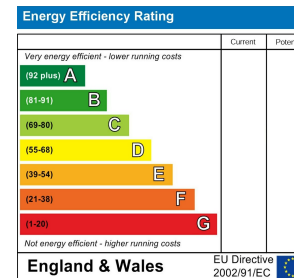
Bedroom 4
3.59 x 3.89m (11'10 x 12'9ft)

GROUND FLOOR

Living Room
3.59 x 5.02m (11'10 x 16'6ft max)

Kitchen / Dining Room
3.59 x 7.40m (11'10 x 24'3ft max)

Study
3.59 x 2.27m (11'10 x 7'6ft max)



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

