



The Grafton, High Penn Park Calne

£257,500



PLOT 152 The Grafton is a two bedroom semi detached property, Fitted with a Princeton Providence Blue style kitchen, the property offers two parking spaces and a good sized Westerly facing garden. An attractive development by the award winning local developer Hills Homes, situated 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.

ACCOMMODATION

Accommodation includes: entrance hall, living/dining room, kitchen and cloakroom to the ground floor. Two double bedrooms with built-in wardrobes and bathroom to the first floor. Externally the property offers an enclosed rear garden and two parking spaces.

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

AGENTS NOTE

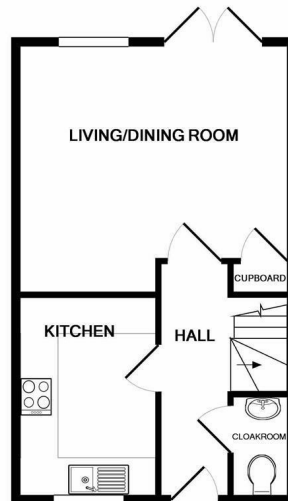
Photographs are taken from plot 152 and show home.

AGENTS NOTE

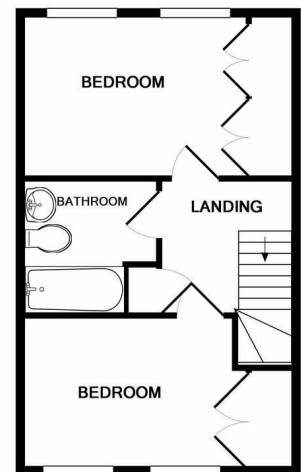
Estate charge approximately £285.25 per annum. Council tax band to be confirmed

VIEWING ARRANGMENT

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

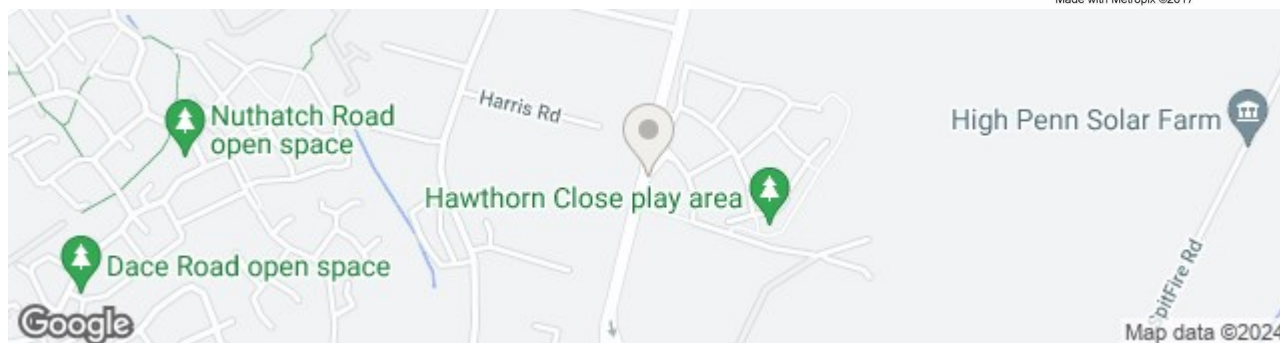


GROUND FLOOR



1ST FLOOR

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
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower saving costs | A | | |
| Energy efficient - lower saving costs | B | | |
| Decent energy efficiency - lower saving costs | C | | |
| Decent energy efficiency - lower saving costs | D | | |
| Decent energy efficiency - lower saving costs | E | | |
| Decent energy efficiency - lower saving costs | F | | |
| Decent energy efficiency - lower saving costs | G | | |
| More energy efficient - higher saving costs | | | |
| England & Wales | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| Environmentally friendly - lower CO ₂ emissions | B | | |
| Environmentally friendly - lower CO ₂ emissions | C | | |
| Environmentally friendly - lower CO ₂ emissions | D | | |
| Environmentally friendly - lower CO ₂ emissions | E | | |
| Environmentally friendly - lower CO ₂ emissions | F | | |
| Environmentally friendly - lower CO ₂ emissions | G | | |
| England & Wales | | | |

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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