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30
YEARS OF
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ESTATE AGENTS



Quemerford, Calne SN11 8UB

Offers in excess of £500,000

Situated in a truly stunning setting is this amazing detached barn conversion presented in show order through out which comprises of open plan kitchen/breakfast and living area, two double bedrooms with en-suite to master and family bathroom. Externally the property has a well maintained enclosed private front & rear gardens and designated parking area which you can park several vehicles. This property is offered for sale with NO ONWARD CHAIN

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

With approximate measurements, the accommodation comprises:

Living Area

20'11" x 13'5"

Light and spacious living area comprising of travertine flooring, underfloor heating, wall lights, four wooden framed double glazed windows to side and wooden framed French doors to side leading out into enclosed rear garden.

Kitchen/Breakfast Area

13'1" x 12'5"

A stunning fitted kitchen offering a range of wall and base units, granite worktops, one and half bowl single drainer sink unit, integrated dish washer & fridge/freezer, plumbing for washing machine, range master cooker, travertine flooring, wooden framed double glazed window to front, underfloor heating, access to boiler cupboard housing boiler, emersion tank and water softener.





Hallway

Two wooden framed doors & one window to the front aspect, travertine flooring, underfloor heating, doors giving access to both bedrooms and family bathroom.

Bedroom Two

11'1" x 8'6"

Double bedroom comprising of wooden double glazed window to rear, sky window, television point, underfloor heating and eave storage.

Family Bathroom

A luxury modern bathroom suite which is fully tiled and comprises a free standing bath, low level w.c, wash hand basin, shower cubicle with power shower within, towel rail radiator, mirror and extractor fan.

Bedroom One

14'5" x 12'5"

A spacious master bedroom comprising wooden double glazed window to front aspect, sky window, television point, underfloor heating and door leading into en-suite.

En-suite

8'6" x 3'7"

En-suite comprising shower cubicle with power shower within, low level w.c, wash hand basin, spot lights, extractor fan, towel rail radiator and part tiled.

Externally

Enclosed Garden

Enclosed private garden comprising lawn & patio areas, hot & cold outside taps, lighting, slabbed footpath leading to steps and gate giving access to parking area.

Parking

Allocated parking space which you can park several vehicles within.

Agents Notes

Council Tax Band: D

Maintenance Charge: £400 per annum for shared driveway and sewage pump.



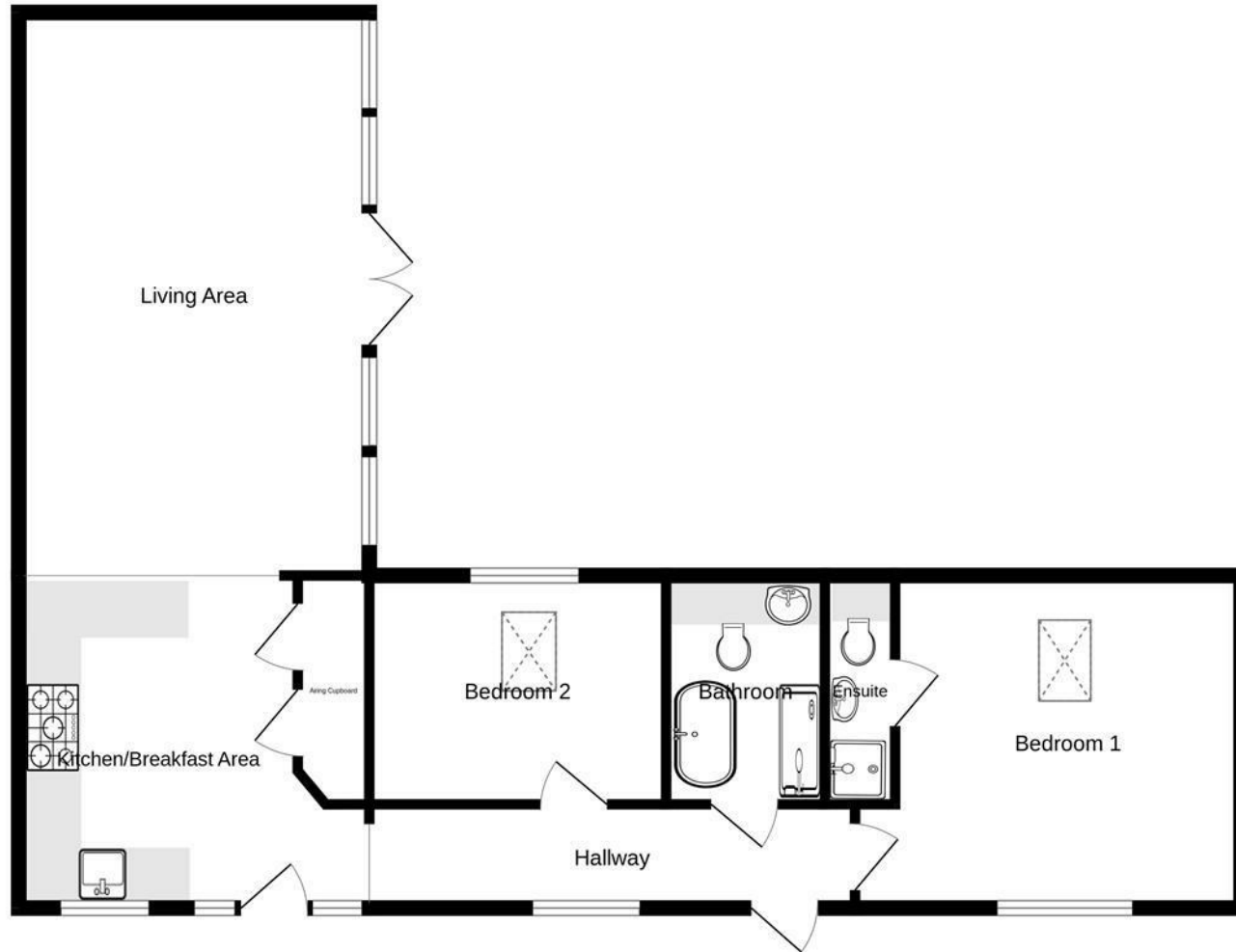




Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Poor	F		
Very poor	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Below average	D		
Below average	E		
Poor	F		
Very poor	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

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 as to their operability or efficiency can be given.
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Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

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