



Stoke Meadow, Calne

Guide price £650,000

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 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

Plot 98 is a substantial contemporary four bedroom detached barn style property with garage and parking for 4 vehicles. Open plan kitchen/dining room with fully fitted appliances and solid worktops, utility room, wc, large open hallway with Oak staircase and Oak doors throughout, 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. South facing rear courtyard garden, double garage.

Agents Note

Photographs are taken from computer generated images and show homes.

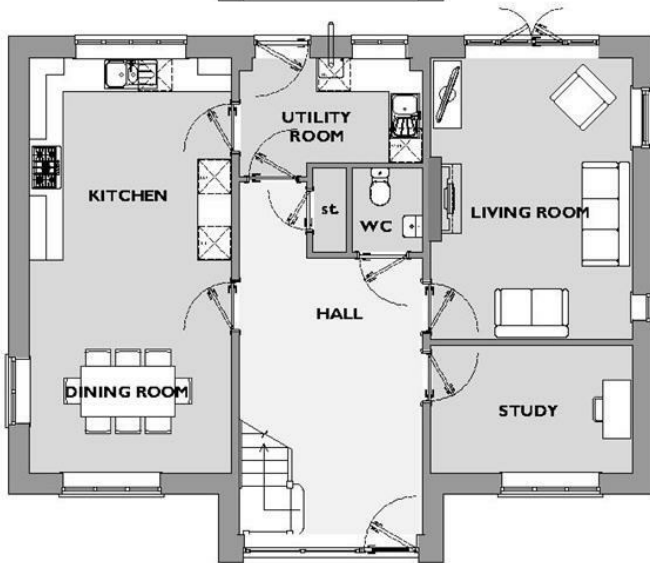
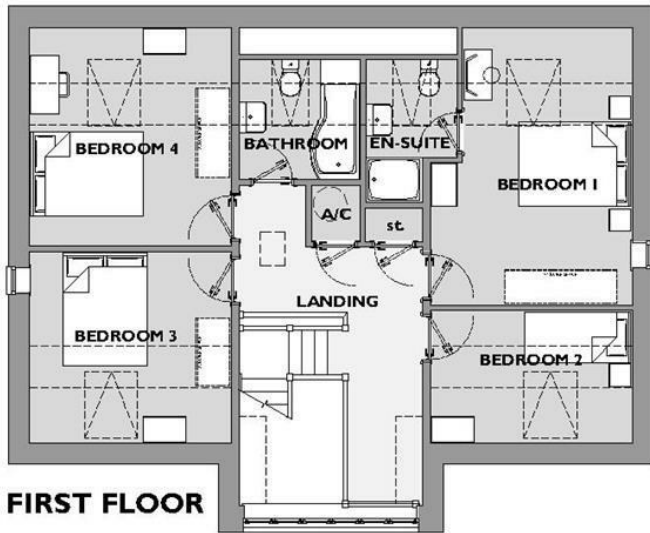
Council Tax & Service Charge

Council Tax - to be confirmed
Service Charge - please enquire for details





**STOKE MEADOW
CALNE**
SECTOR H & J



PLOT 98

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)

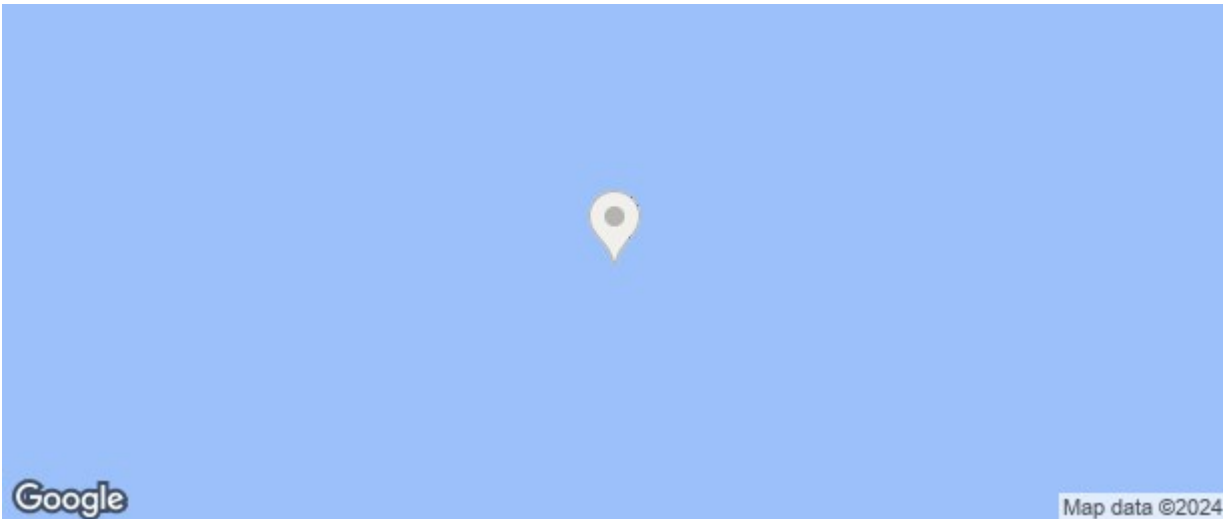
Bedroom 4
3.59 x 3.89m (11'10 x 12'9ft)

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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing