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ESTATE AGENTS



The Grafton, High Penn Park, Calne

Price Guide £215,000

An attractive development by the award winning local developer Hills Homes, situated on the outskirts of the Wiltshire market town of Calne. Plot 50, The Grafton is a two bedroom semi detached property with two parking spaces. 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.

VIEWING ARRANGEMENTS

Further information from Atwell Martin Estate Agents, 6 Bank Row, Church Street, Calne, SN11 0SG
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Email: res.calne@atwellmartin.co.uk
High Penn Park Site Office
Tel: 01249 812009

SITUATION CALNE

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both

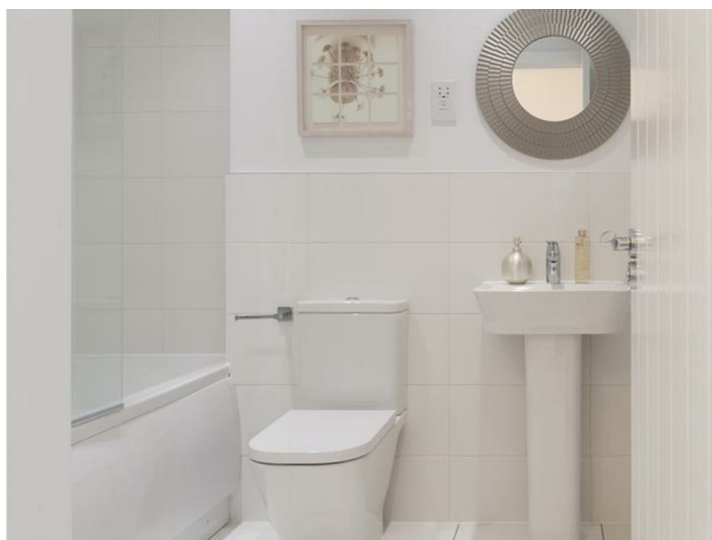
easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

ACCOMMODATION

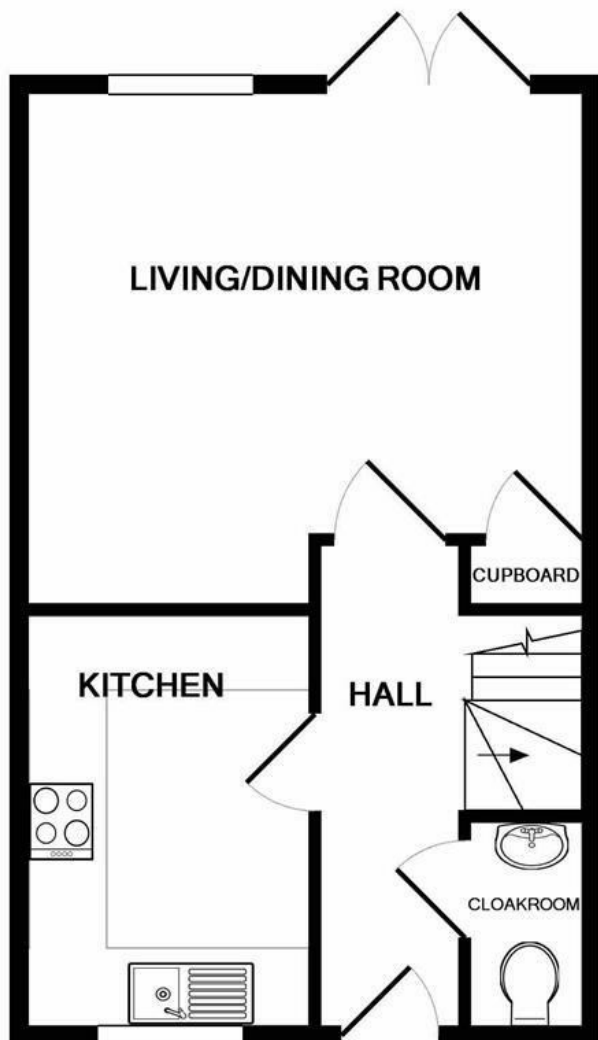
Accommodation includes: entrance hall, living/dining room, kitchen and cloakroom to the ground floor. Two double bedrooms with built-in wardrobes and bathroom to the first floor. Externally the property offers an enclosed rear garden and two parking spaces.

AGENTS NOTE

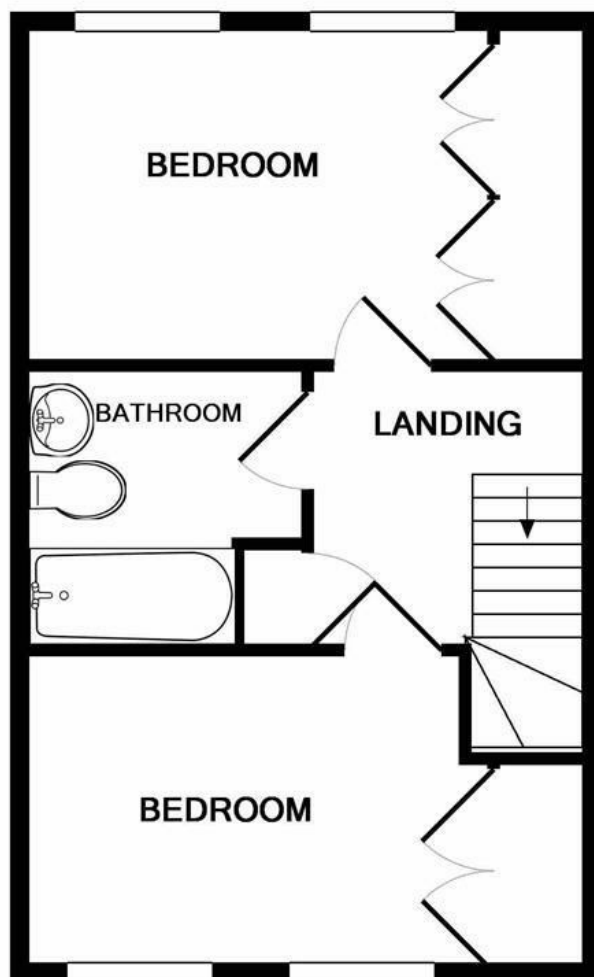
Photographs are taken from computer generated images and show homes.







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 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