





📍 8 Britannia Drive, Calne, SN11 8GH

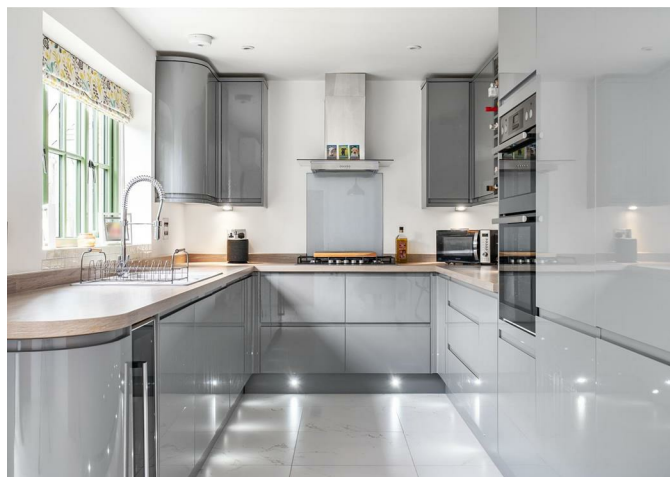
🏠 £525,000

An extended, and beautifully-presented, four double bedroom, two / three reception, detached family home, offering high-quality and versatile accommodation, perfect for modern family life; and superbly positioned within a small executive cul-de-sac on the popular North side of Calne.

- Detached Family Home
- Extended, High-Specification Accommodation
- Four Double Bedrooms
- Principal Bedroom with En-suite and Wardrobe Area
- Bay-Fronted Sitting Room & Superb Garden Room
- 24ft Kitchen / Diner, Underfloor Heating Throughout Ground Level
- WC / Utility Room / Family Bathroom
- Garage and Ample Driveway Parking
- Private Low-Maintenance Rear Garden
- Small, Executive Cul-De-Sac

🏡 Freehold

🏠 EPC Rating B





A high-quality, extended, four double bedroom detached family home, offering spacious and versatile living arrangements, making it the perfect home for modern, contemporary living. The property itself is superbly positioned in the corner of a small, executive cul-de-sac of only 12 properties.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, lovely bay-fronted sitting room, exceptional open-plan kitchen / dining / garden area, which provides the perfect space for hosting and socialising, whilst the garden room itself benefits from bi-folding doors on both sides,. There is also a utility room and study, to the ground floor. The ground floor benefits from under floor heating throughout.

On the first floor are the four double bedrooms, including the principal bedroom benefitting from en-suite shower room and wardrobe area, and the family bathroom.

Externally the property benefits from a private, split-level, low maintenance rear garden, garage and ample driveway parking for multiple vehicles.

#### **Situation**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, 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 North Wilts and Bowood, 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.

#### **Property Information**

Tenure; Freehold

Mains Electricity, Gas, Water & Drainage

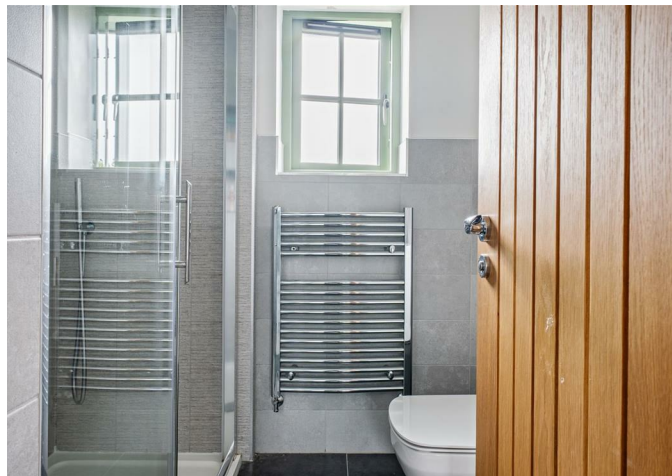
Gas Fired Central Heating

EPC Rating; B

Council Tax Band: E

Annual Management Charge of approx. £175

Remaining NHBC Warranty



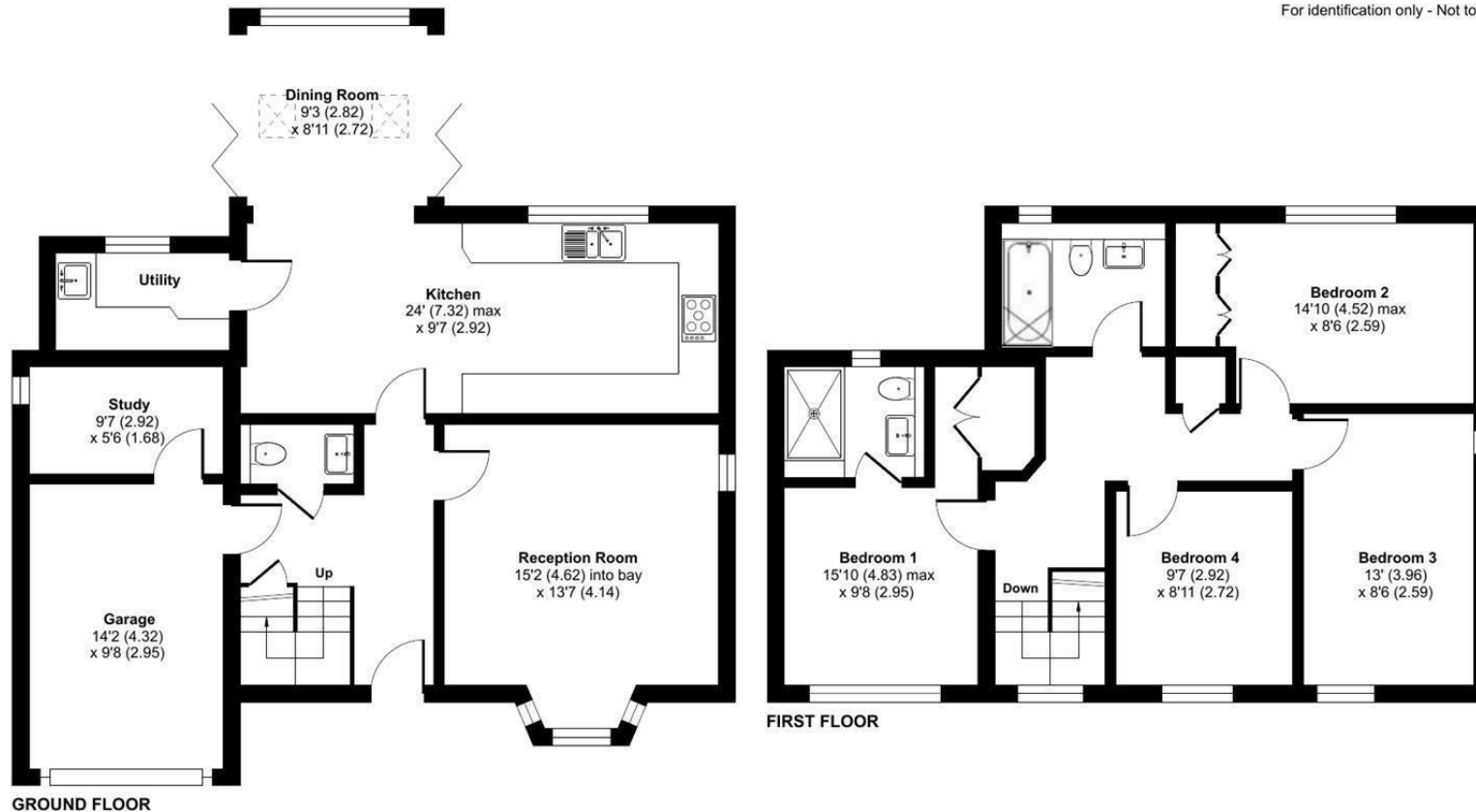
# Britannia Drive, Calne, SN11

Approximate Area = 1466 sq ft / 136.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1603 sq ft / 148.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1160064

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