



📍 Haus Minden, 93 Quemerford, Calne, Wiltshire, SN11 8JU

🔗 Offers In Excess Of £550,000

OFFERED WITH NO ONWARD CHAIN-An individual, detached three/four bedroom 'chalet' bungalow built, we understand, in 2011. The property sits fairly centrally in its plot, in well established gardens that side on to the banks of the River Marden along part of the western boundary. In all the property extends to about 0.6 acre.

- Individually Built
- Detached Chalet Bungalow
- Three/Four Bedrooms
- Generous Plot Approximately 0.6 of an Acre
- Double Garage and Ample Parking
- Borders the River Marden
- Open Farmland Beyond
- Close to Local Amenities
- Gas Fired Central Heating
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C



OFFERED WITH NO ONWARD CHAIN-An individual, detached three/four bedroom 'chalet' bungalow built, we understand, in 2011. The property it appears to be of traditional construction with reconstituted stone elevations under a pitched, tiled roof with dormers. The property sits fairly centrally in its plot, in well established gardens that side on to the banks of the River Marden along part of the western boundary. In all the property extends to about 0.6 acre.

The property is approached over what we assume is a private shared lane which leads up to a gated driveway at the end of the lane through a conifer arch. The drive leads up to the front of the property and to a detached double garage.

We understand that this house was built for the owners to an individual design and has a spacious layout and sits in a garden plot which backs onto farmland. Whilst the property appears to have been maintained, its general décor, fixtures and fittings are starting to date. It is likely that a prospective purchaser would anticipate a programme of relatively straightforward modernisation.

Accommodation comprises entrance porch, entrance hall with cloaks cupboard, w/c-shower room which in turn provides access to the ground floor main bedroom. The kitchen/breakfast room is a nice size that provides access to a utility room with rear external access and pantry. The sitting/dining room is an impressive size with feature fireplace and two sets of French patio doors leading out to the rear. The main bedroom is an excellent size with large fitted wardrobes and it's own en-suite bathroom with shower over. Also situated to the first floor is a versatile room that can either be a snug living room, play room or study.

Situated to the first floor are two large double bedrooms with fitted wardrobes both enjoying individual access to a shared "Jack and Jill" bathroom with separate shower cubicle. The first floor landing has access to eves storage and airing cupboard.

Situation

The property is situated on the eastern outskirts of Calne, set well back from the main road and about a mile or so from the town centre. A local convenience store is within walking distance. Calne is an expanding North Wiltshire town which caters for most day to day requirements with a range of facilities including schooling for all ages. The neighbouring larger town of Chippenham provides more comprehensive facilities including mainline rail services (Paddington about 75 minutes). There is easy road access to the larger neighbouring centres of Swindon and Bath; and via the M4 motorway, Bristol, London and the West Country.

Property Information

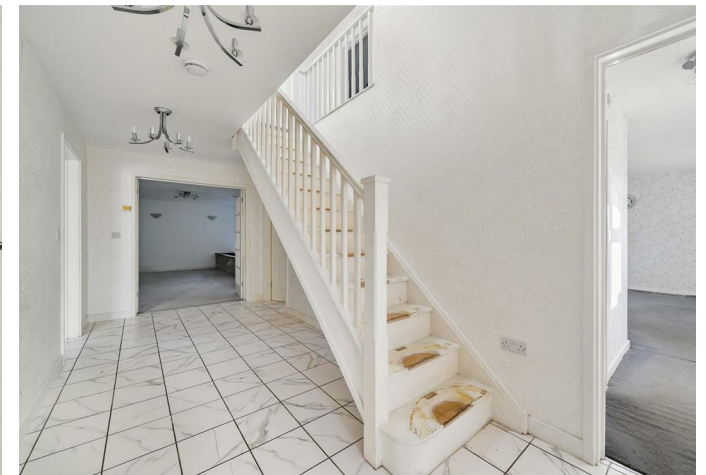
Council Tax Band: E

Freehold

Mains Water And Drainage

Gas Central Heating

EPC Rating: TBC



Quemerford, Calne, SN11

Approximate Area = 2382 sq ft / 221.2 sq m

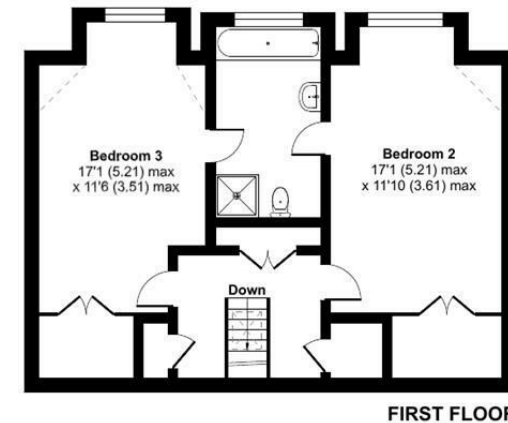
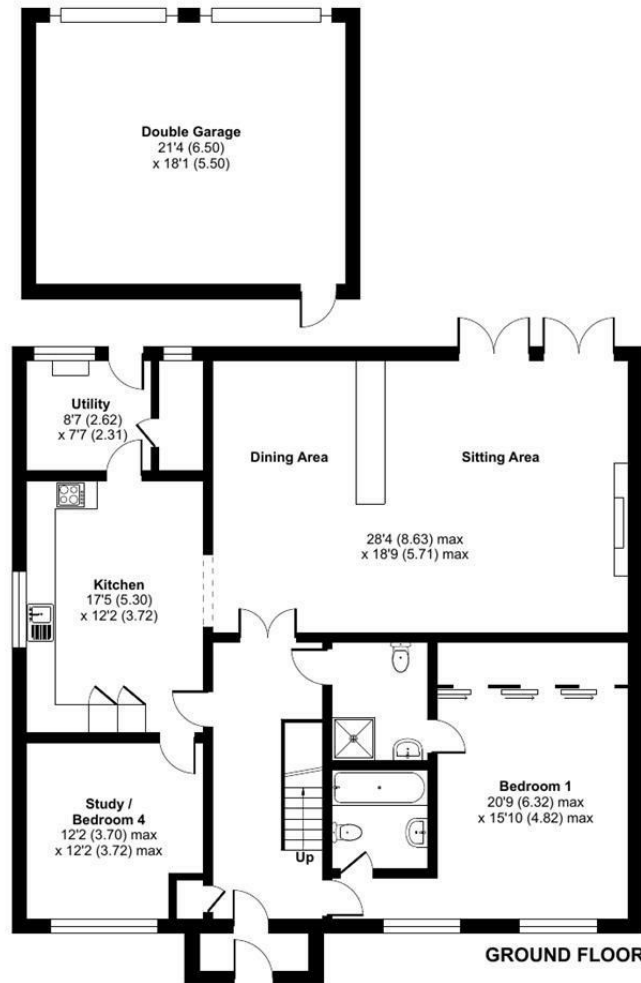
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 385 sq ft / 35.7 sq m

Total = 2784 sq ft / 258.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1243804

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