



📍 15 Woodsage Way, Calne, Wiltshire, SN11 0RP

💷 £410,000

A stylish, modern four bedroom, two reception, two bathroom, detached family home, offering significantly improved accommodation, well-proportioned rear garden, partitioned single garage and driveway parking. No Onward Chain.

- No Onward Chain
- Modern Detached Family Home
- Significantly Improved Stylish, Contemporary Accommodation
- Four Bedrooms
- Beautiful En-Suite Shower Room & Family Bathroom
- Stunning, Recently Appointed Kitchen
- Two Reception Rooms & Conservatory
- Cloakroom & Utility
- Good Sized, Private Rear Garden
- Partitioned Single Garage & Driveway Parking

🏡 Freehold

🏠 EPC Rating D



No Onward Chain! A modern four bedroom detached family home, superbly positioned on the outskirts of Calne, offering easy access into Calne town centre, and to Chippenham or Swindon. The current owners have significantly improved the property, to create a high-quality home, perfect for the demands of modern family life.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, utility room, stunning and recently appointed kitchen, sitting room with archway through to the dining room, and conservatory on the ground level. There are four bedrooms, including the principal bedroom, with beautifully appointed en-suite shower room, and the stylish modern family bathroom.

Externally the property benefits from a well-proportioned, enclosed rear garden. The single garage has been partitioned to create the utility room, however there is still a large storage section to the front. There is off-road driveway parking for two / three vehicles.

Situation

The property is pleasantly situated on a popular and established development which is within good access to 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

Council Tax Band: E

EPC Rating: D

Mains Gas, Electricity, Water & Drainage

Gas Central Heating



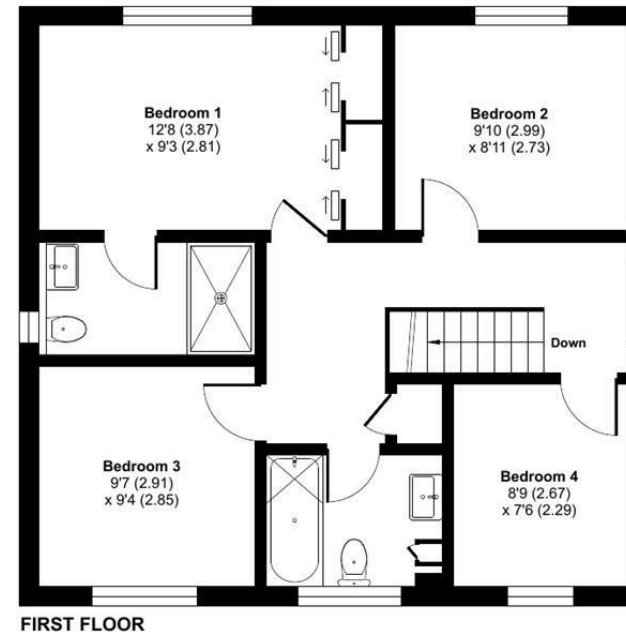
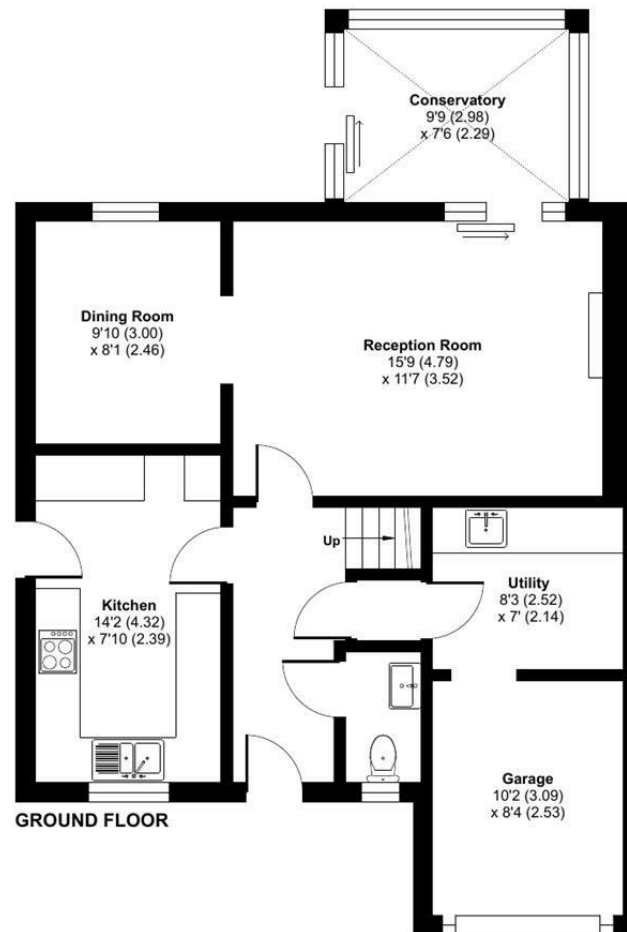
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Approximate Area = 1297 sq ft / 120.4 sq m

Garage = 84 sq ft / 7.8 sq m

Total = 1381 sq ft / 128.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1251106

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