





📍 22 Larkspur Drive, Calne, SN11 8GN

🏠 £575,000

A large, executive, four bedroom, three reception room, three bathroom family home, with landscaped rear garden, garage and driveway parking, superbly positioned at the end of a quiet cul-de-sac on a popular and newly established development in Calne. Offered with No Onward Chain.

- Executive Detached Family Home
- Over 2000sq ft of Accommodation
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Three Reception Rooms & Stylish Kitchen / Breakfast Room
- Cloakroom & Utility Room
- Private, Landscaped South-Facing Rear Garden
- Single Garage & Driveway Parking
- No Onward Chain
- Solar Power, High Energy Efficiency

🏠 Freehold

🏠 EPC Rating B





A substantial, executive, four bedroom detached family home, superbly positioned at the end of a quiet cul-de-sac on a popular, and newly established development, with views over nearby nature area's to the front. The property offers over 2000sq ft of accommodation, that is both well-proportioned and highly versatile, perfectly suiting the demands of modern family life. Offered with No Onward Chain.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, sitting room with double doors through to the dining room, kitchen / breakfast room with separate utility room, and study, on the ground floor.

On the first floor are four double bedrooms, two of which benefit from en-suite shower rooms and built-in wardrobes., and finally the family bathroom with separate shower.

Externally there is spacious, private, landscaped rear garden with a southerly aspect, and single garage with driveway parking to the front.

Further benefits include solar power, making a property of this size much more efficient, and an EV charging point.

#### **Situation**

The property is pleasantly situated on a popular and newly established development which is within walking distance of the town centre, with 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: F

EPC Rating: B

Mains Gas, Electricity, Water and Drainage

Solar Panels

Gas Central Heating



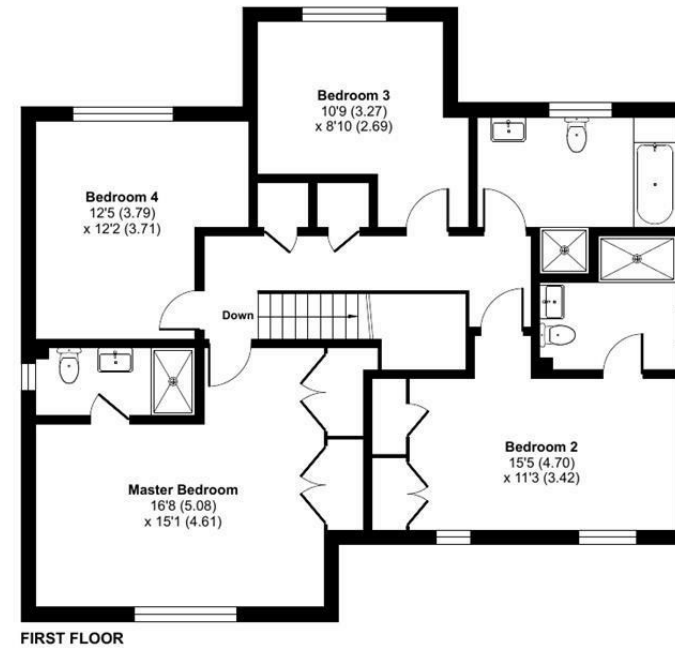
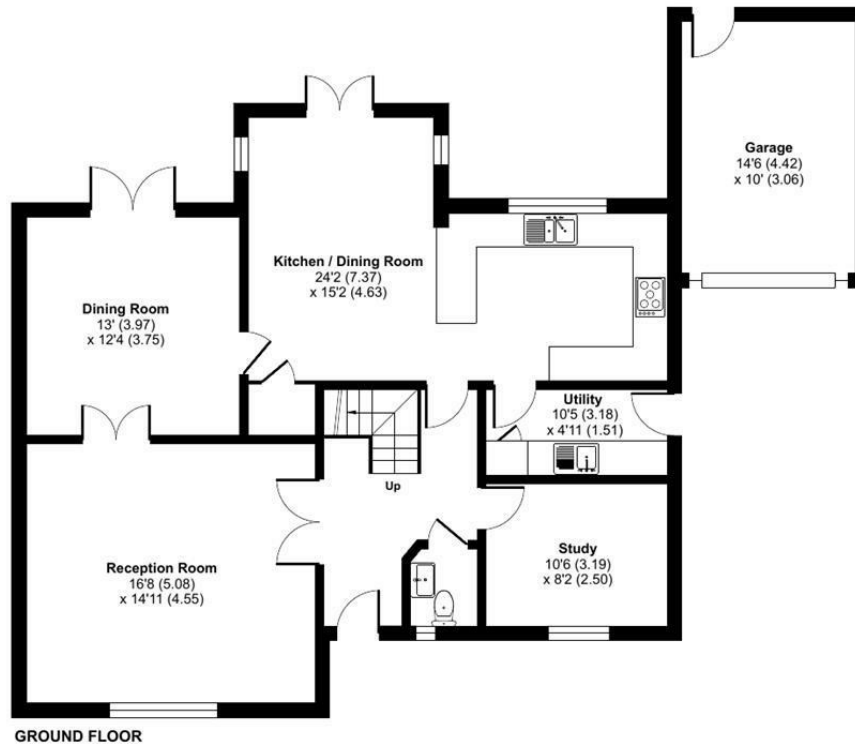
## Larkspur Drive, Calne, SN11

Approximate Area = 2022 sq ft / 187.8 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2168 sq ft / 201.3 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: 1271984

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