



📍 15 Roundway Rise, Calne, Wiltshire, SN11 0FT

🏠 £485,000

An attractive Cotswold Stone four bedroom detached family home, superbly positioned on the desirable south side of Calne, within easy reach of popular primary and secondary schooling, and benefitting from private landscaped rear garden, single garage and driveway parking.

- Modern Detached Family Home
- Four Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Cloakroom, Utility Room & Family Bathroom
- Superb Kitchen / Dining Area
- Bay-Fronted Sitting Room
- South-Westerly, Landscaped Rear Garden, Large Patio Seating Area
- Single Garage & Driveway Parking
- Desirable South Side of Calne
- Close Proximity to Popular Primary & Secondary Schooling

🏠 Freehold

🏠 EPC Rating B



A well proportioned and beautifully presented, Cotswold Stone detached family home which was built in 2018 to an excellent standard. The property is superbly positioned on the desirable south side of Calne, within easy reach of popular primary and secondary schooling.

The accommodation on offer comprises; entrance hall, cloakroom, bay-fronted sitting room, high-quality kitchen / diner with modern units, integrated appliances and french doors opening onto the rear garden, utility room, landing, principal bedroom with built in wardrobes and an en-suite shower room, three further bedrooms and family bathroom with white suite.

Externally there is a lovely landscaped rear garden with a south-westerly aspect, predominately lawned with a large paved patio seating area. The garden is well enclosed and enjoys a good deal of privacy. To the front is a single garage with up and over door, and block paved driveway for parking two cars in front of the garage.

Situation

The property is located close to the south of Calne and offers 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

Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; B



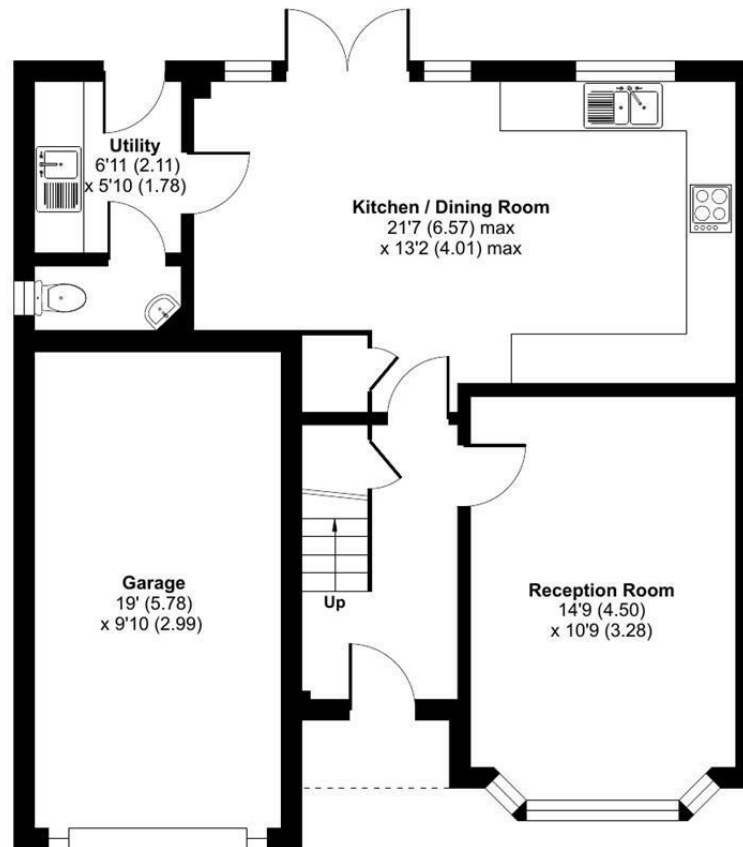
Roundway Rise, Calne, SN11

Approximate Area = 1290 sq ft / 119.8 sq m

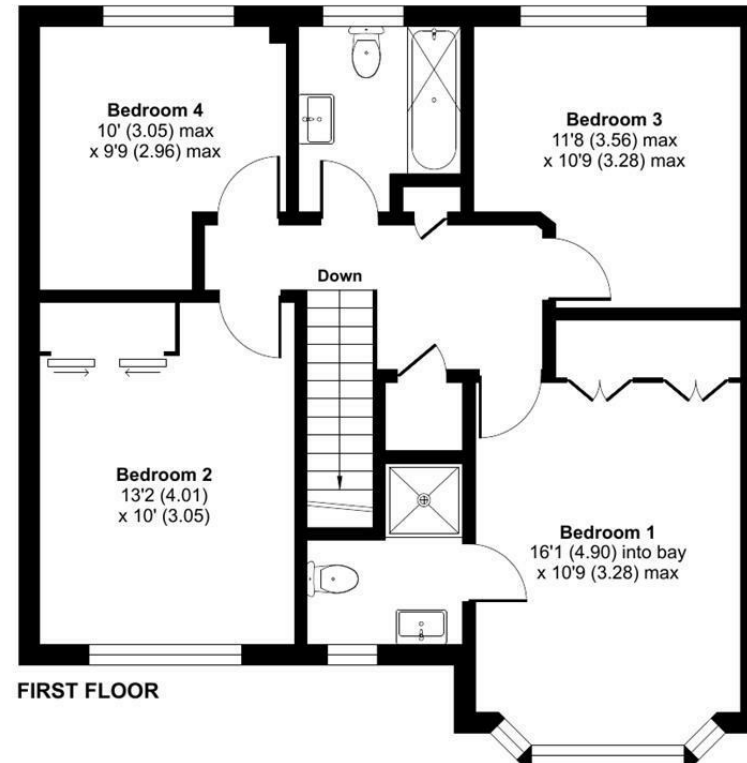
Garage = 186 sq ft / 17.2 sq m

Total = 1476 sq ft / 137 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1326774

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