





📍 Plot 2, The Chilworth, Otter Close, Chilvester Hill,  
Calne, SN11 0LR

🏠 £450,000

READY NOW. A brand new luxury 4 bedroom detached show home with all soft furnishing, fixtures and fittings. PLUS Stamp Duty Paid – saving you £12,500, superbly located within Bewley Homes newly established Alexandra Gate development in Calne.  
PLEASE CALL 01249 652717 to arrange a visit.

- Fantastic Four Bedroom Detached Home
- Three Double Bedrooms
- Principal Bedroom with En-Suite Shower Room & Fitted Wardrobes
- Spacious Kitchen / Dining / Family Area with French Doors to the Rear Garden
- Integrated SMEG Appliances & Separate Utility Room
- Large Living Room
- Rear Garden Laid to Lawn
- Single Garage and Driveway Parking
- PV Panels & EV Charging
- £12,500 Stamp Duty Paid, Fully Furnished

🏡 Freehold

🏠 EPC Rating



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The accommodation is arranged over two levels, and briefly comprises:

Entrance Hall, cloakroom, kitchen / dining / family area with SMEG integrated kitchen appliances & flooring included, and with French doors to the rear garden, separate utility room, and large living room, on the ground floor.

On the first level are the four good sized bedrooms, three of which are doubles, with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. Finally is the family bathroom.

Externally there is a single garage, driveway and rear garden, laid to lawn.

Strakers are delighted to support Bewley Homes with their exciting new Development at Alexandra Gate. Please kindly call 01249 652717 to arrange a visit.

### Rooms

#### Ground Floor

Living Room - 5.11m x 3.34m - 16'9" x 10'9"

Kitchen/Dining/Family Area - 5.92m x 4.15m - 19'3" x 13'6"

#### First Floor

Principal Bedroom - 3.76m x 2.74m - 12'3" x 9'0"

Bedroom 2 - 3.69m x 2.74m - 12'0" x 9'0"

Bedroom 3 - 3.09m x 2.60m - 10'0" x 8'6"

Bedroom 4 - 2.46m x 2.39m - 8'0" x 7'9"

### Situation

Alexandra Gate is an exclusive collection of detached 3, 4 and 5-bedroom houses for sale in the popular Wiltshire town of Calne. Located in a prime location within walking distance of Calne's Heritage Quarter and High Street, with its superb amenities and plenty of green open spaces right on the doorstep, and close to the bustling market town of Chippenham, you couldn't be better placed. Created by the award winning developer Bewley Homes, who have been designing and building beautiful, high-quality homes in some of the most desirable locations across the south of England, for over 30 years, the development is designed from Bewley Homes Garden Village Collection, all of which embrace energy saving and sustainability, as well as flexible living spaces, designed with the customer in mind.

### Property Information

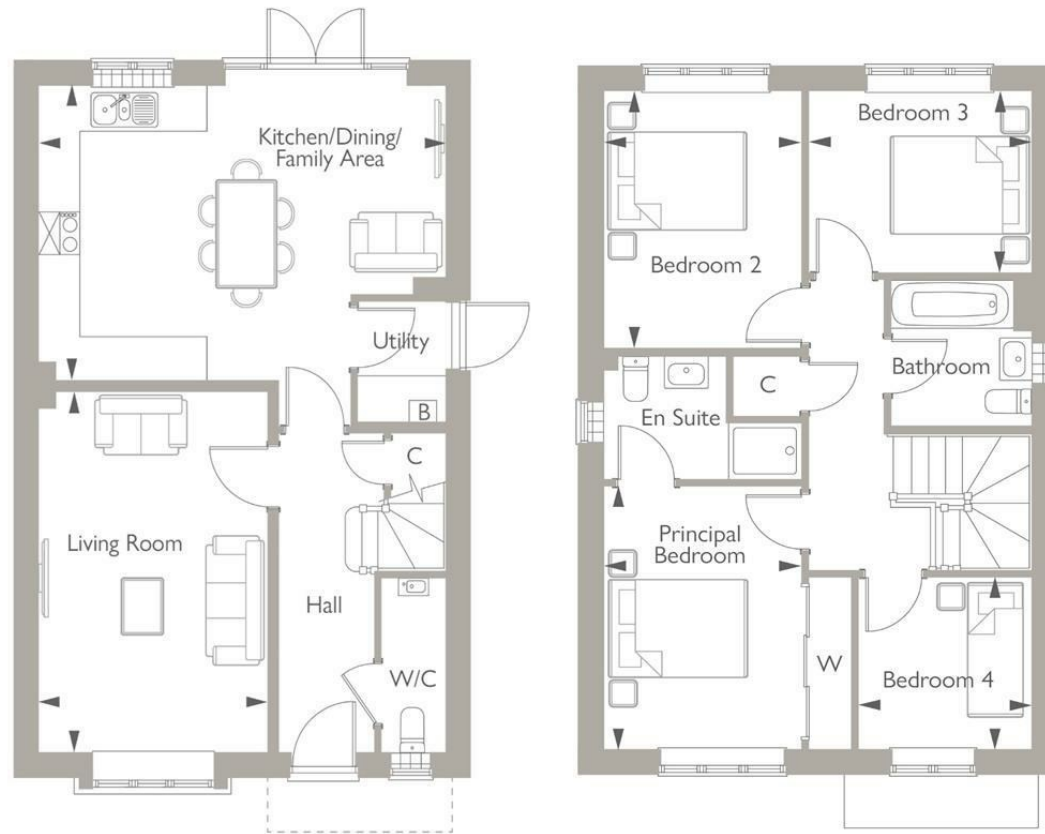
Tenure: Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating System with Thermostatic Controlled Radiators







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