



📍 2 Wren Court, Calne, SN11 8LW

🏠 Price Guide £475,000

A spacious and highly versatile six bedroom, four bathroom, two reception room, detached family home, superbly positioned on the popular southern side of Calne, and benefitting from private, enclosed rear garden with views over neighbouring countryside, single garage and driveway parking.

- Large Detached Family Home
- Circa 2450 sq ft of Accommodation
- Six Double Bedrooms
- Four Bathrooms, Including Three En-Suites
- Modern Fitted Kitchen / Breakfast Room
- Cloakroom & Utility Room
- Pretty, Enclosed Rear Garden, Views over Countryside
- Single Garage & Driveway Parking
- Small Development of Nine Houses
- Popular Southern Side of Calne

🏠 Freehold

🏠 EPC Rating C



A modern six bedroom detached family home, superbly positioned in a small development of only nine homes, on the popular southern side of Calne, with views over the neighbouring countryside. This fantastic home offers circa 2450 sq ft of well-presented, spacious and highly versatile accommodation, perfectly suiting modern family living.

The accommodation is arranged over three levels, and briefly comprises; entrance hall with cloakroom off, generous 20ft sitting room, dining room with French doors to rear patio area, modern fitted kitchen / breakfast room with utility room off.

To the first floor is the principal bedroom with built-in wardrobes and en-suite shower room, guest bedroom with further en-suite, two additional double bedrooms and the family bathroom. To the top floor are two more large bedrooms, sharing a Jack and Jill shower room.

Externally the property benefits from a private and enclosed rear garden, laid predominantly to lawn, with a lovely patio seating area and pretty border. There are lovely views over the neighbouring countryside, with a range of farm animals sometimes in view. To the front is the single garage and driveway parking.

Situation

Wren Court is an exclusive cul-de-sac of just nine homes on the southern outskirts of Calne, in Quemerford. Quemerford is an historic village which is now immediately attached to Calne which provides 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), Swindon (18 miles) and Bath (20 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

Mains Electricity, Gas, Water & Drainage

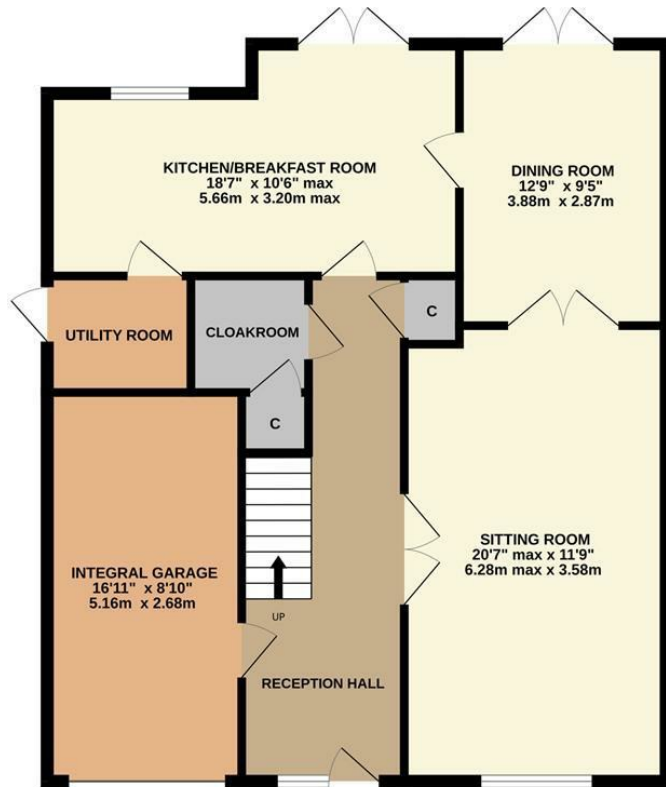
Gas Fired Central Heating

EPC Rating: C

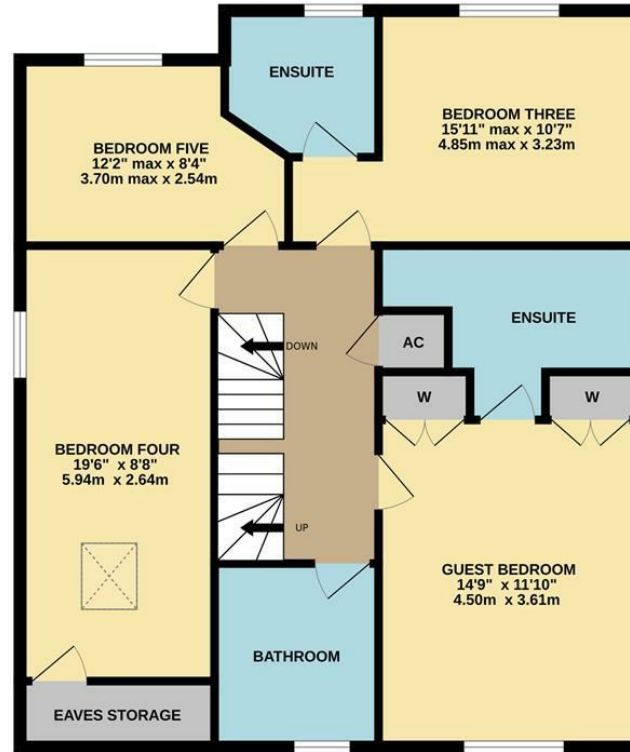
Council Tax Band: F



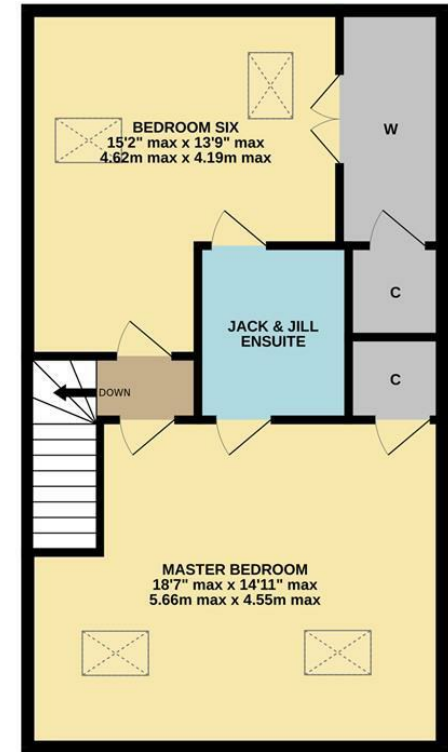
GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



FIRST FLOOR
911 sq.ft. (84.7 sq.m.) approx.



SECOND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 2447 sq.ft. (227.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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