



📍 7 Thatcham Close, Calne, Wiltshire, SN11 9UR

🏠 Price Guide £395,000

A fantastic size, three bedroom detached house with pretty walled rear garden occupying a corner plot at the end of a quiet cul-de-sac presented in first class order. The property has been greatly improved by the current Vendors creating a lovely family home.

- Fantastic Property
- First Class Presentation
- Detached
- Pretty Wall-Lined Rear Garden
- Three Good Size Bedrooms
- Stunning Bathroom & En-Suite
- Single Garage & Driveway Parking
- Quiet Cul-de-Sac Occupying a Corner Plot
- Conservatory
- Close to Amenities

🏡 Freehold

🏠 EPC Rating C



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Quality accommodation comprises a lovely, welcoming entrance hall with w/c opening into a spacious kitchen/breakfast room with some integrated appliances, breakfast bar plus external access to the driveway side of the property. Internally accessed via the kitchen is a nice size dining room leading through to a conservatory that in turn leads out to the rear garden. Also situated to the ground floor is the sitting room with feature bay window, fireplace and internal doors through to the dining room.

Upstairs, is a light and airy landing and three really good size bedrooms. The principle bedroom enjoys fitted wardrobes and a modern en-suite shower room. The family bathroom is stunning with contemporary roll-top bath and heated towel rail.

Externally, to the rear is a private, wall-lined mature rear garden with patio and decked seating areas. Situated to the front of the property is a driveway leading to a single garage.

Located within easy reach of local amenities, the town centre, Primary and Secondary Schools and road links, the property is an ideal opportunity to put down some roots in a lovely location.

Situation

Calne 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) 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

Mains Electricity, Gas, Water & Drainage

Gas Fired Central Heating

EPC Rating: C

Council Tax Band: D



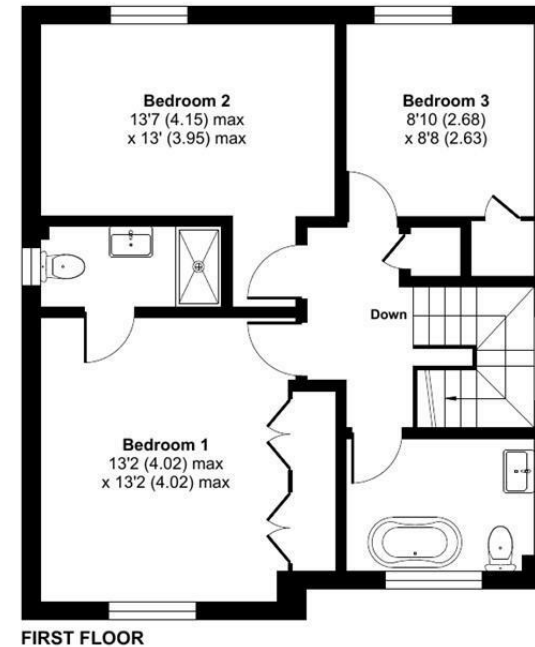
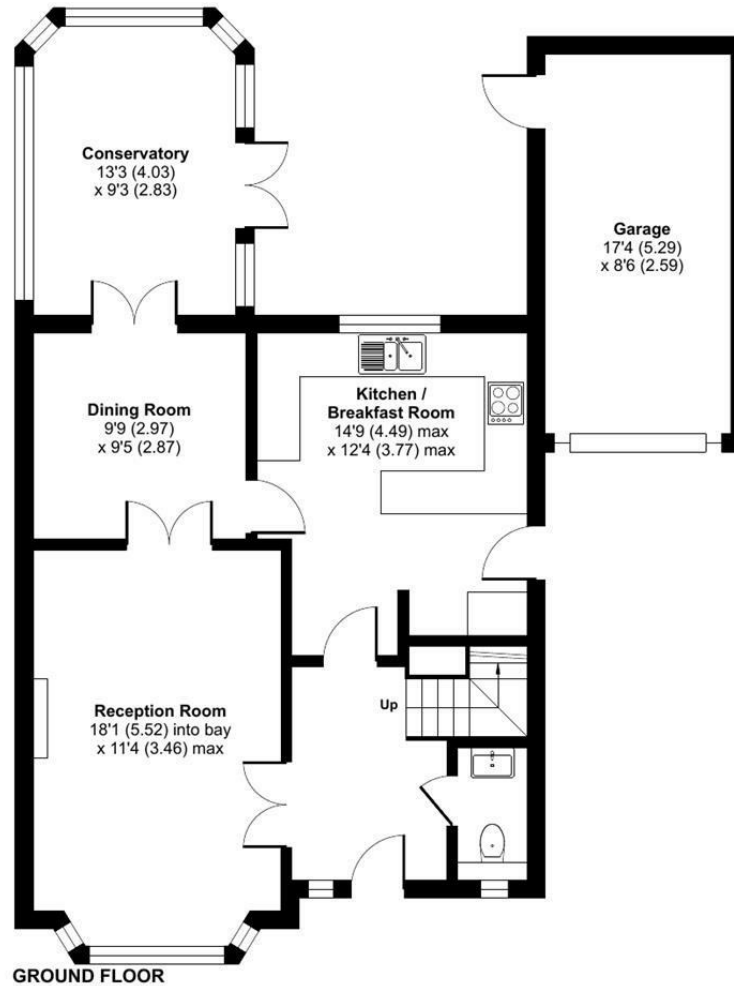
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Approximate Area = 1303 sq ft / 121 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1450 sq ft / 134.6 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). © nichecom 2025. Produced for Strakers. REF: 1264703

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