

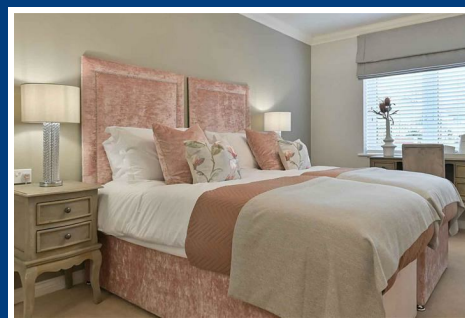


**The Pippin, Calne**  
**£269,950**



# The Pippin, Calne

## £269,950



### ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countrysides that Wiltshire has to offer. To the west, the by-pass offers a route westerly to Derry Hill, featuring Bowood House with a golf course and spa, Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound to London. The center of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops, and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill, and then onto Marlborough.

### ORCHARD LODGE

Orchard Lodge is a brand new retirement development, placed right in the heart of Calne. The development is made up of only 39, one and two-bedroom apartments, finished to a high standard with quality fittings throughout. The development benefits from having a guest suite, allowing family and friends to stay. There is also an owners' lounge with a coffee bar, ideal for those who would like to socialize. The Lodge also offers a video entry system, a lift to all floors, 24-hour care & support system also a lodge manager. Orchard Lodge is fantastic for those who would like to have an easier, relaxed retirement, allowing you to go on holiday without the worry of your home and with the option to make new friends.

### APARTMENT - 1

This luxury, one-bedroom apartment is placed on the ground floor of the Orchard Lodge development. The apartment has an entrance hall with large storage cupboard, shower room, kitchen with fitted

appliances, living room with south-facing patio, and an excellent-sized bedroom with fitted wardrobes.

### COUNCIL TAX & SERVICE CHARGES

Please contact Butfield Breach, to find out more information, regarding council tax and service charges.

### N.B

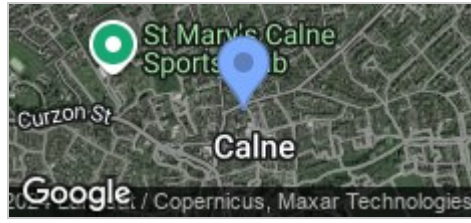
Floorplans and measurements are approximated. Photographs are taken from CGI's, on-site facilities and show home apartments at previous Churchill Retirement Living Developments.,



### Road Map



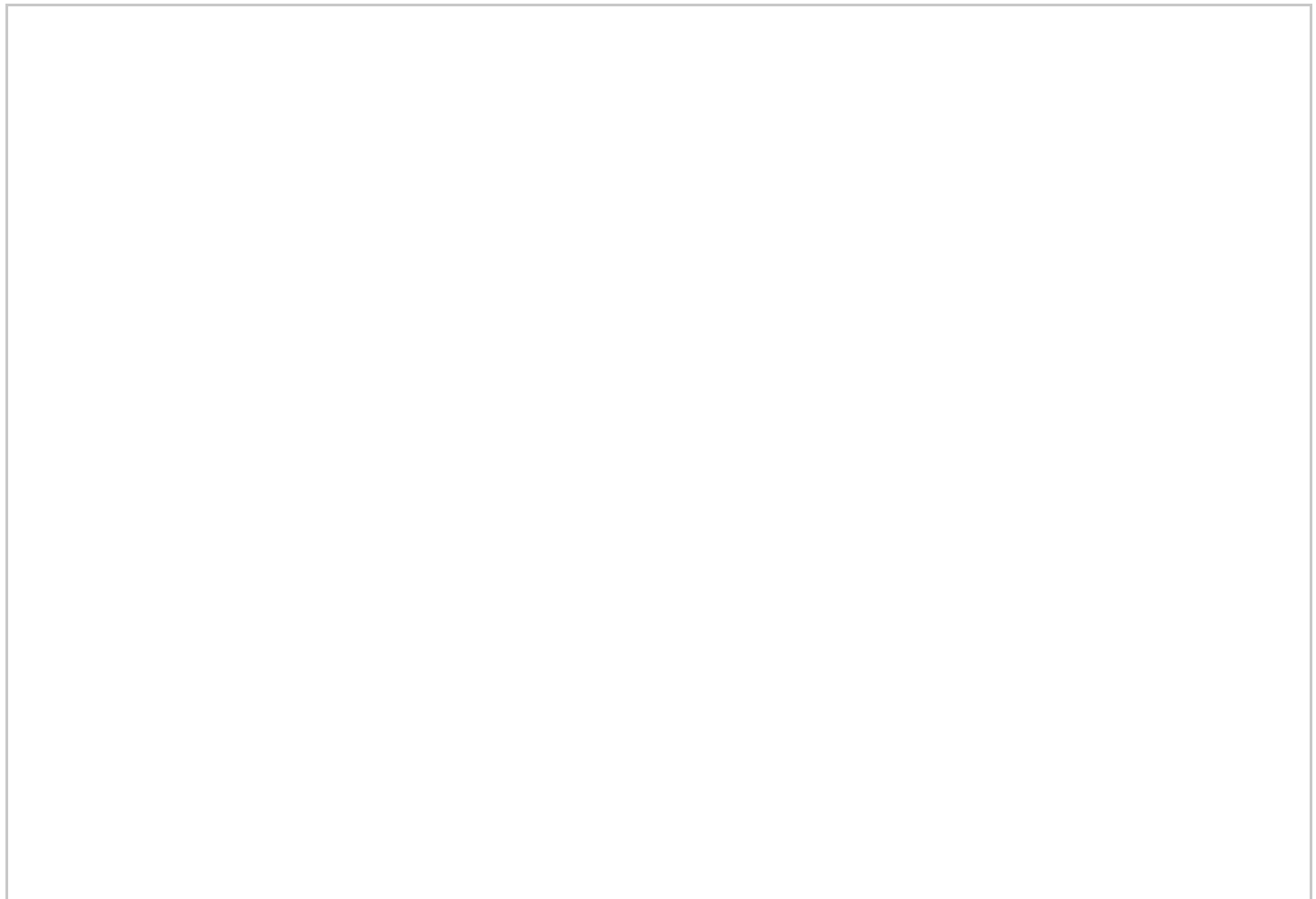
### Hybrid Map



### Terrain Map



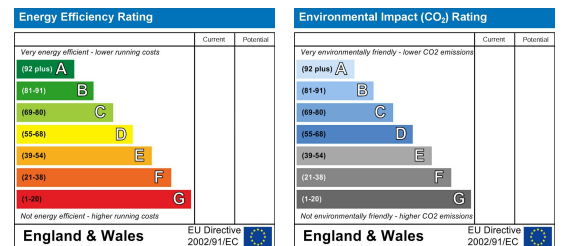
## Floor Plan



## Viewing

Please contact our Calne Office on 01249 821110 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.