



Bowood View, Calne
£285,000



Charming Three-Bedroom Home for Sale with No Chain & Vacant Possession

Situated on the sought-after south side of Calne, this delightful property offers convenient access to both the town centre and picturesque countryside walks. Built in 2014, the home is located in the peaceful and desirable Station Meadows residential area. Upon entering, you are welcomed by an entrance hall leading to a cloakroom, a bright dual-aspect living room, and a contemporary dining kitchen with direct access to the rear garden. The first floor features three well-proportioned bedrooms, including two doubles. The master bedroom boasts a built-in wardrobe and en-suite, the family bathroom completes this floor. The property offers an enclosed rear garden with convenient rear access. Additional features include allocated parking for two vehicles, gas central heating, and double-glazed windows throughout. This well-presented home is ideal for those seeking a move-in-ready property with no onward chain.



CALNE & SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

Situated on the south side of Calne within walking distance of the town and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

THE HOME

Outlined in further detail:

ENTRANCE HALL

Entrance to this spacious modern three bedroom property is via the front door leading into the entrance hall which comprises of: under stairs storage cupboard and a radiator.

CLOAKROOM

A convenient guest cloakroom with a w/c and wash hand basin as well as a radiator.

LIVING ROOM

15'1" x 9'6" (4.62m x 2.90m)

The spacious dual-aspect living room with French doors opening onto the rear garden, is naturally bright and airy. There is space to allow for multiple sofas and further living room furniture. Fitted carpet and two radiators.

DINING KITCHEN

17'5" max x 9'6" max (5.31 max x 2.90 max)

A modern kitchen/diner comprises matching white gloss wall and base cabinets, with an inset sink and a half with drainer, an integrated electric oven, and a hob. Space allows for a fridge freezer and washing machine. There is a natural area for a dining table and chairs. The flooring is tiled, and a door opens to the rear garden.

FIRST FLOOR LANDING

A winding staircase leads to the first-floor landing, filled with light from a window overlooking the rear garden. Doors open to all three bedrooms and the family bathroom, the landing also consists of an airing cupboard.

BEDROOM ONE

12'2" x 10'9" (3.71 x 3.28)

The master bedroom can accommodate a double bed and further bedroom furniture. There is the benefit of a double fitted wardrobe with sliding doors. A further door opens to the modern en-suite.

EN-SUITE

Comprising a wash basin, water closet and shower. Partially tiled with a privacy glass window.

BEDROOM TWO

8'3 x 9'8 (2.51m x 2.95m)

Bedroom two will allow for a double bed and further bedroom furniture. A window views out over the rear garden.

BEDROOM THREE

6'3 x 6'8 (1.91m x 2.03m)

Bedroom three offers a good single bedroom with a window viewing over the front of the home, ideal as a study/ office space.

FAMILY BATHROOM

6'10 x 6'2 (2.08m x 1.88m)

The main bathroom is mostly tiled and comprises a wash hand basin, panel-enclosed bath with mixed taps, and water closet. There is a privacy-glazed window and fitted towel radiator.

EXTERNALS

Outlined in further detail as follows:

GARDEN

Adjacent to the living room is a patio area that connects to a paved path to the rear gate. Beyond this, there is an area of flat lawn. The garden is fully enclosed and East facing. To one corner of the garden is a garden shed.

PARKING

At the rear of the garden is the private parking in a small courtyard with allocated spaces for two cars side by side.

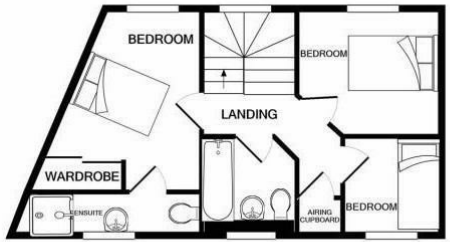
NOTE

There is an annual contribution towards the upkeep of the common areas.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.