

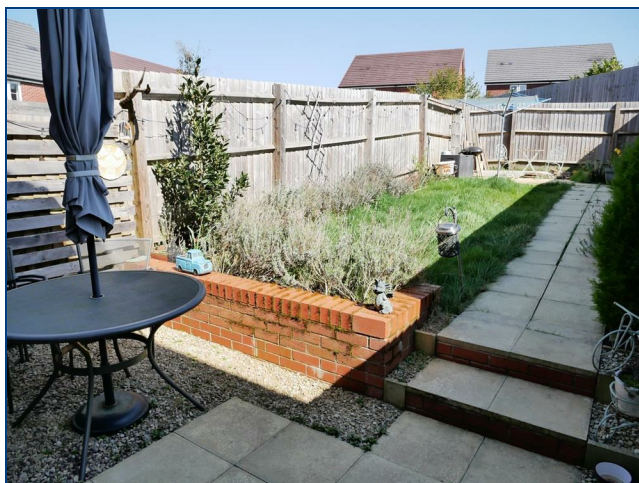


**Hawthorn Close, Calne**  
**50% Shared Ownership £120,000**





DUE TO A HIGH NUMBER OF APPLICATIONS, WE ARE NO LONGER TAKING VIEWINGS OF THIS PROPERTY. This well presented two bedroom home is offered for sale with the benefit of 50% ownership shared with Sovereign Housing Association. Located on the desirable High Penn Park development, the home is close to a number of green spaces and is on the doorstep of idyllic country walks. Internally, the ground floor offers a welcoming entrance hall, modern fitted kitchen, spacious living dining room and guest cloakroom. Upstairs there are two excellent sized double bedrooms and a bathroom. Externally, the enclosed rear garden is of a good size, laid to lawn with two paved patio areas. The home benefits from two allocated parking spaces in front of the property. Gas central heating a double glazing throughout.





CALNE AND 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 centres 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

The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside, offering idyllic country walks.

ENTRANCE HALL

12'02 x 3'05 (3.71m x 1.04m)

On entering the home, a welcoming hallway with wood-effect laminate flooring gives access to the kitchen, living dining room and guest cloakroom.

KITCHEN

10'08 x 5'10 (3.25m x 1.78m)

The kitchen comprises a range of wall and floor cupboards with laminate worktops. A stainless steel one and half sink and drainer is placed beneath a window that views out to the front. Integrated gas four-ring hob, electric oven and extractor hood. A tall fridge freezer and washing machine are also included in the sale. The combi boiler is located here. Tiled flooring.

LIVING DINING ROOM

19'11 x 12'10 (6.07m x 3.91m)

The living dining room is spacious and can accommodate sofas, armchairs and other living room furniture alongside a dining table and chairs. There is an under stairs cupboard providing good storage space. A window views out and door opens to the rear garden. Wood-effect laminate flooring.

GUEST CLOAKROOM

5'07 x 2'10 (1.70m x 0.86m)

Comprising a pedestal water closet and corner hand wash basin. Wood-effect laminate flooring and extractor fan.

FIRST FLOOR LANDING

The upstairs landing gives access to the two bedrooms and the bathroom. There is also a large storage cupboard and access to the loft.

BEDROOM ONE

12'09 x 10'10 (3.89m x 3.30m)

A fantastic size bedroom with ample space for a kingsize bed, bedside tables, wardrobes and further furniture. A window views out to the front. Fitted with carpet.

BEDROOM TWO

12'11 x 9'10 (3.94m x 3.00m)

A generous second bedroom with space to accommodate a double bed, wardrobe, desk and further furniture. A window views out over the rear garden. Fitted with carpet.

BATHROOM

6'09 x 6'03 (2.06m x 1.91m)

The bathroom comprises a panel bath with shower over and glass splash screen, pedestal water closet and wash basin. Chrome towel radiator and extractor fan. Tiling to the walls around the bath and basin. Vinyl wood-effect flooring.

REAR GARDEN

The property enjoys a good size, enclosed rear garden with two patio seating areas, a lawned section and planting to the borders. There is also rear access from the garden.

OFF-ROAD PARKING

The home has off-road parking for two vehicles, side by side, at the front of the property.

SOVEREIGN HOUSING AUTHORITY ELIGIBILITY CRITERIA

Shared ownership is a form of affordable housing and any buyer must:

- Have an annual income of less than £80,000
- Be a first-time buyer, or
- Be an existing homeowner - but able to demonstrate they have sold their property subject to contract.

As well as this, the prospective buyer should meet the following criteria:

- Be over 18 years of age
- Earn below £80,000 as a household
- Must own and occupy the property as their sole and primary residence
- Be able to demonstrate a good credit history and can afford the regular payments involved in buying this home

Any buyer must either live, work or have immediate family that live in Wiltshire

FURTHER INFORMATION

Rent on the unsold share - £282.98 pcm

Service charge - £48.76 pcm

Staircasing restrictions – None, can staircase to 100%.

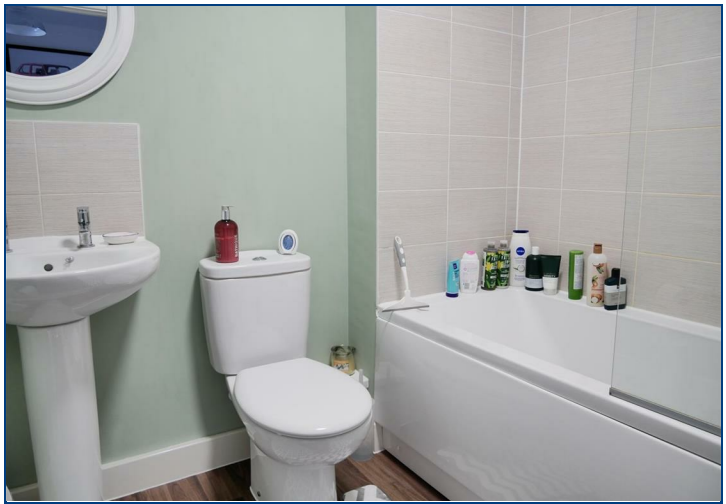
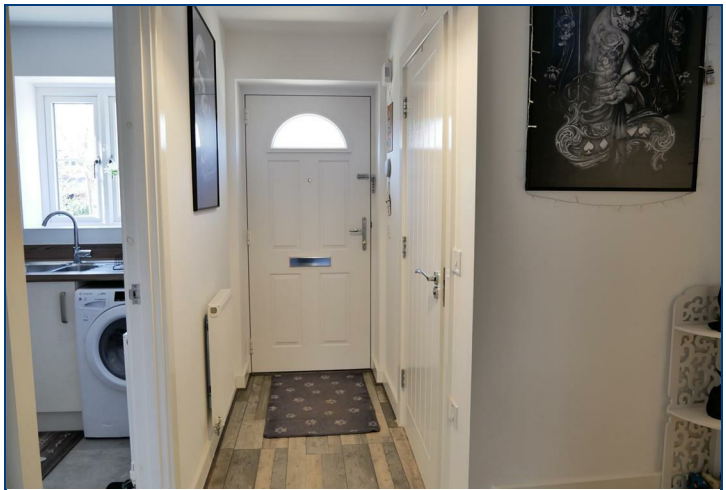
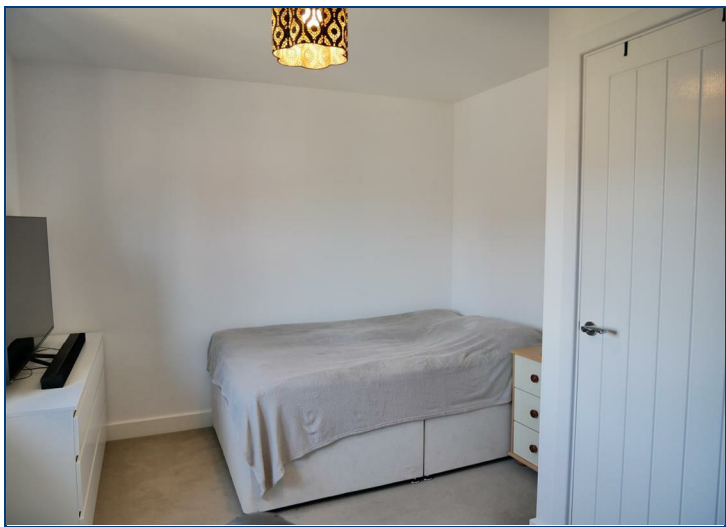
Lease term – 120 years remaining.

The successful applicant will be required to complete a financial assessment with a Sovereign Housing Association mortgage broker.

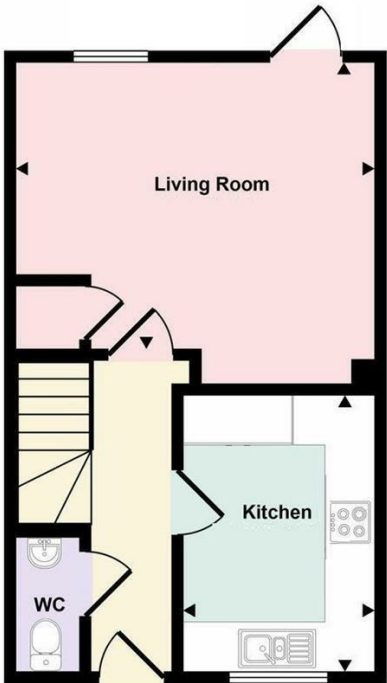
COUNCIL TAX BAND

Council Tax Band C.

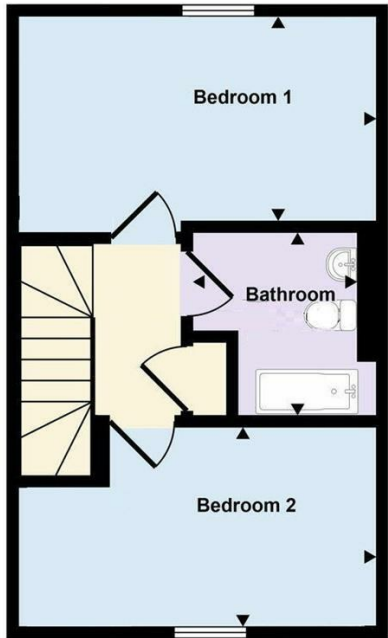




Approx Gross Internal Area  
65 sq m / 698 sq ft



Ground Floor  
Approx 33 sq m / 352 sq ft



First Floor  
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92 plus) <b>A</b>                          | <b>98</b>               |
| (81-91) <b>B</b>                            | <b>85</b>               |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential       |
| (92 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |