



**Churchill Close, Calne**  
**£265,000**





Located in a quiet cul-de-sac on the south side of Calne, this well-presented three-bedroom home offers comfortable living with convenient access to local amenities. The property benefits from private driveway parking for two vehicles and a south-facing, landscaped garden designed for low-maintenance outdoor living, with rear access available.

The ground floor features a spacious living and dining room with dual-aspect windows, providing plenty of natural light. The kitchen is positioned adjacent to the living space, and there is also the bonus of a utility room, creating a practical layout for day-to-day living. On the first floor, there are three generous bedrooms, all with built-in storage and a modern family bathroom. The home is fitted with double glazing and gas central heating throughout. Country walks are close by and the town centre is within easy walking distance, offering a range of facilities and services.



## Calne & Areas Close By

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 home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

## Entrance Hall

A welcoming hallway with ample space for coat and shoe storage. A door leads to the living room and an opening to the utility room, and stairs rise to the first floor.

## Living Dining Room

**21'05 x 10'09 (6.53m x 3.28m)**

This spacious, dual-aspect reception room is filled with natural light from large windows overlooking both the front garden and the landscaped rear garden. A charming chimney breast with a wood

mantle and electric stove-style fireplace creates a warm focal point. Generously sized, the room easily accommodates multiple sofas along with a dining table and chairs. A convenient door opens directly into the kitchen, promoting an excellent flow for modern living.

## Kitchen

**9'1 x 9'5 (2.77m x 2.87m)**

A well-appointed fitted kitchen featuring a range of wall and base cabinets with wood-effect work surfaces and a stylish modern subway-tiled splashback. An integrated ceramic sink and a half with drainer complements the practical layout, alongside a pull-out extractor hood, electric hob, and built-in oven. There is space and plumbing for a dishwasher, as well as additional room for a large fridge/freezer. A useful larder cupboard provides extra storage, and the kitchen conveniently connects to the utility room, enhancing the home's functionality.

## Utility Room

**7'4" x 6'0" (2.24m x 1.83m)**

With tiled flooring, the utility room is of a good size with ample space for a washing machine and tumble dryer, plus useful storage cupboard.

## First Floor Landing

Doors open to the bedrooms and to the bathroom. Walk-in store cupboard with combi boiler. Loft access to roof space.

## Principal Bedroom

**10'11 x 11'2 (3.33m x 3.40m)**

A window looks out over the front garden. Built-in wardrobe with hanging rail and shelving. There is room for a king-sized bed and extra furniture to complement. Fitted with carpet.

## Bedroom Two

**12'4 x 7'11 (3.76m x 2.41m)**

A window offers a view out over the rear garden.

There is a recessed double wardrobe with sliding doors. There is room for a large double bed and extra furniture to support.

## Bedroom Three

**11'1 x 6'1 (3.38m x 1.85m)**

A generous single room which offers a window giving a view out to the front garden and the close beyond. There is a deep recessed cupboard with extensive shelving. The room offers space for a single bed and extra furniture.

## Family Bathroom

**7'7 x 5'5 (2.31m x 1.65m)**

A modern bathroom suite with tiled walls and floor, well designed to accommodate a bath with a shower over and glass screen. Concealed cistern water closet and drawer vanity cabinet with inset basin. Chrome towel radiator. Two windows with privacy glass.

## Externals

Outlined in further detail as follows:

## Garden

The generous, south-facing rear garden is fully enclosed and has been landscaped for low-maintenance living, featuring artificial lawn and patio areas ideal for outdoor entertaining. Gated rear access adds further convenience.

## Parking

Private driveway to the front of the home with parking for two vehicles.

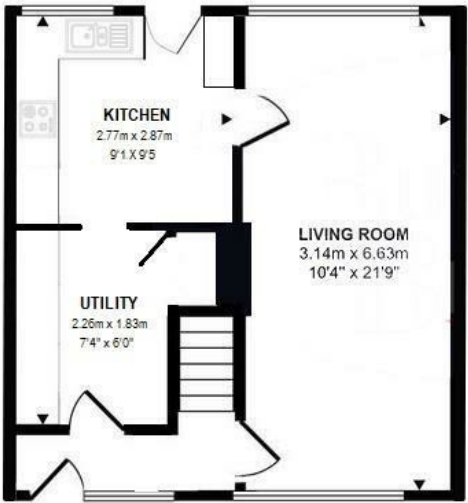




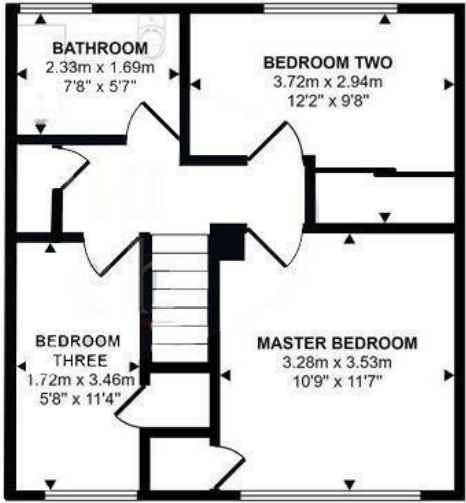








Ground Floor  
Approx 40 sq m / 434 sq ft



First Floor  
Approx 41 sq m / 441 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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