



Larkspur Drive, Calne
£317,500



A fantastic three-bedroom semi-detached home is located on the sought-after High Penn Park development. Boasting a southerly exposed rear garden and driveway parking. Internally, the home features a spacious and modern dining kitchen with integrated appliances, a convenient ground floor cloakroom, and a generous living room with French doors leading directly to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, as well as a contemporary family bathroom.

Ideally located in a quiet and popular newly developed area, just a short walk from the Tesco Superstore and convenient bus stops.



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 a nature reserve and countryside, offering idyllic country walks.

THE HOME

A semi-detached three-bedroom home with parking for two vehicles on a driveway at the rear of the property. With gate access to the garden.

ENTRANCE HALL

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

DINING KITCHEN

14'3" x 9'11" (4.34m x 3.02m)

This beautifully finished kitchen is fitted with modern matching wall and base cabinets, with under-counter lighting. The kitchen benefits from two windows to the front and side, allowing for plenty of natural light, and is complemented by under-counter lighting. A comprehensive suite of integrated appliances includes a mid-height oven, electric hob with extractor hood, fridge freezer, dishwasher, and a stainless steel one-and-a-half bowl sink with drainer. Thoughtfully designed for both cooking and entertaining, the kitchen also offers ample space to accommodate a dining table and chairs—ideal for everyday meals or casual gatherings.

LIVING ROOM

17'3" x 11'9" (5.26m x 3.58m)

A generously proportioned living room positioned at the rear of the home, featuring large French doors that open onto the patio, perfect for extending the living space outdoors during warmer months. The room offers ample space for multiple sofas and additional display furniture. A convenient under-stairs storage cupboard includes a sensor light for ease of use. Finished with fitted carpet.

CLOAKROOM

The cloakroom consists of a water closet and a pedestal wash basin. Tiled finishes.

FIRST FLOOR LANDING

The first floor landing leads to all three bedrooms and the family bathroom. There is a storage cupboard with sensor light.

PRINCIPAL BEDROOM

10'11" x 10'8" max (3.33m x 3.25m max)

The principal bedroom easily accommodates a king size bed, bedside tables, and further storage furniture. Doors lead to a wardrobe cupboard and the en-suite. A window looks out over the front of the home.

EN-SUITE

A beautifully finished en suite consisting of a shower cubical, pedestal wash basin and a water closet. Chrome heated towel rail and a deep ledge window with privacy glass. Tiled finishings.

BEDROOM TWO

10'8" x 8'9" max (3.25m x 2.67m max)

With a window looking out over the rear garden of the home, bedroom two can accommodate a double bed, bedside tables and further bedroom furniture.

BEDROOM THREE

10'10" x 6'11" (3.30m x 2.11m)

A generous single bedroom with further space for storage furniture. This bedroom would also make a great study space or dressing room. A window opens out over the rear of the home.

FAMILY BATHROOM

A matching suite consisting of a panel-enclosed bath with mixer taps over, a pedestal wash basin, and a water closet. Chrome heated towel rail, spot lighting, and tiled finishings. A privacy window opens to the side of the home.

EXTERNALS

The home offers front and rear gardens and driveway parking, outlined in further detail:

GARDEN

The property boasts a fully enclosed, southerly exposed rear garden, offering excellent privacy and all-day sunshine. Mostly walled and landscaped, the garden features lawn areas ideal for relaxing or entertaining. A generous patio, directly accessed from the living room, comfortably accommodates both dining and lounge furniture—perfect for outdoor living. Additional features include a garden shed for storage and a side gate providing convenient access to the driveway.

PARKING

The tarmac driveway is located at the rear of the property, with space for two vehicles.

CALNE

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.






Larkspur Drive, Calne, SN11

Approximate Area = 934 sq ft / 86.7 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		85	
(81-91) B			
(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

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