



**Britannia Drive, Calne**  
**£395,000**





Built in recent years, this stunning, three-bedroom, detached home forms part of a highly desirable small courtyard development and is conveniently placed close to open countryside, bus links, schools, and amenities. The home features a generous southern garden, a large garage, and a well-designed downstairs layout. The home is presented in brilliant condition throughout with high-quality fixtures and fittings. Internally on the ground floor, which benefits from underfloor heating, there is an entrance hall, living area, dining kitchen, and cloakroom. On the first floor, there are three good-sized bedrooms with the master having an en-suite and built in wardrobes. There is also a modern family bathroom. Externally, there is a large landscaped rear garden, parking, and a 21'5 x 9'10 garage. Double glazing and gas central heating.



## 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 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

Ideally placed with a short walk to shops, the town centre and bus links. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent dog walking routes and access to the 404 cycle route.

## The Home

Located within the Exclusive 'Bell Meadow' development, finished in 2018. The home is situated in a private position on a brilliant-sized plot, with gardens front and rear. Outlined in further detail as follows:

## Entrance Hall

Upon entering the home through a decorative glazed door, you are welcomed by a bright and inviting hallway that leads into the large open living room. A convenient guest cloakroom and a useful storage cupboard are located along the hall. Glazed panelled double doors open into the dining kitchen, allowing natural light to flow between the spaces. The ground floor benefits from underfloor heating throughout.

## Guest Cloakroom

Comprising a concealed cistern water closet and a vanity wash basin. Privacy glazed window.

## Living Room

**18'4 x 11'7 (5.59m x 3.53m)**

The beautifully presented and open-feel main reception room enjoys a light dual aspect. A double-glazed window to the front overlooks the front garden, and quality patio doors with extra side floor-to-ceiling windows open to the rear garden, with a pleasant sunny southerly aspect. There is ample space to accommodate large furnishings, including multiple sofas. Stairs wide to the first-floor accommodation.

## Dining Kitchen

**18'03 x 10'07 (5.56m x 3.23m)**

This stylish and contemporary kitchen is fitted with premium AEG integrated appliances, including a chest-height double oven, gas hob with an extractor hood, there is also built-in washer dryer, dishwasher, fridge, and freezer. The kitchen features an inset sink and a half with a pull-out mixer tap, There is a range of soft-close cupboards, pantry drawers, and ceramic splashback tiles. Thoughtful touches include: under-counter and kickboard lighting. At its heart is a sleek peninsula—perfect for casual dining with breakfast stools—offering additional storage underneath. In addition to this, there is a natural area for a further dining table, chairs, and display furniture. A further door opens to the rear garden.

## First Floor Landing

An impressively large paneled window fills the landing with natural light and gives a brilliant view over the pretty rear garden. Carpeted stairs and landing space with doors opening to all three bedrooms, the family bathroom, and there are two further cupboards for storage.

## Family Bathroom

The family bathroom showcases a panel-enclosed bath with wall-mounted controls and a handheld shower attachment. There is a vanity unit featuring a wash basin and soft-close storage drawers, a concealed cistern WC, a heated towel radiator, motion sensor lights, and a wall-mounted Bluetooth illuminated mirror.

## Principal Bedroom

**10'04 x 8'08 plus wardobes (3.15m x 2.64m plus wardobes)**

This principal suite offers ample space for a double bed,

bedside tables, and additional furnishings, complemented by build in mirror-fronted wardrobes that reflect natural light throughout the room. A door opens to the modern en-suite.

## En-suite

The generously proportioned en-suite features a sleek vanity wash basin with soft-close storage drawers, a concealed cistern WC, and a spacious double shower enclosure, with dual shower heads, an overhead rainfall shower, and a handheld option, controlled by wall-mounted fittings. Modern features include textured grey tiling, a heated towel radiator, and motion-sensor lighting

## Bedroom Two

**10'09 x 10'10 (3.28m x 3.30m)**

Generously proportioned to accommodate a king-size bed, bedside tables, and additional storage furniture. A window to the front aspect.

## Bedroom Three

**10'8 x 7'3 (3.25m x 2.21m)**

A generous single bedroom with space to accommodate further storage furniture. Window views to the rear garden of the home.

## Externals

Outlined in further detail as follows:

## Garage & Parking

**20'7 x 10'02 (6.27m x 3.10m)**

To the front of the home is a brick-paved driveway providing ample off-road parking and access to the generously sized garage with up-and-over door and light/power connected, there is a pedestrian door to the side. There is a pretty front lawn and a path leading to the front porch.

## Garden

This charming rear garden offers a private and peaceful outdoor space, the generous flat lawn is perfect for relaxation and recreation. Multiple patio and shingle areas are thoughtfully placed to either side of the garden, offering excellent spots for outdoor furniture and al fresco dining in the warmer months.

## Note

Please note that each home in the development contributes to the upkeep of the common areas.

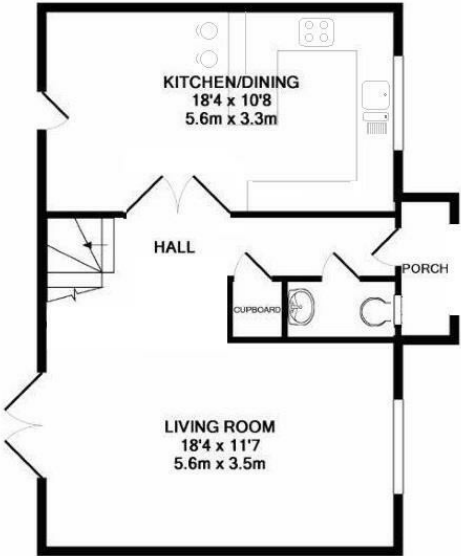




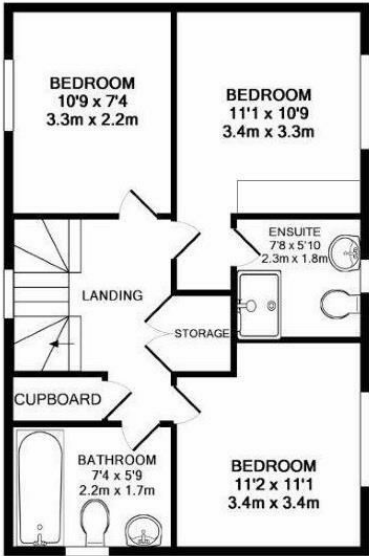









GROUND FLOOR



1ST FLOOR

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) A			95
(81-91) B		84	
(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	

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